

**A COMPARATIVE STUDY IN URBAN REGENERATION PROCESS:
THE CASE OF ISTANBUL**

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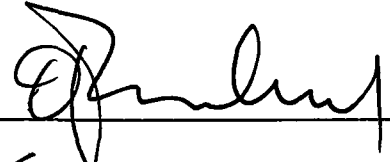
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ABSTRACT

A COMPARATIVE STUDY IN URBAN REGENERATION PROCESS: THE CASE OF ISTANBUL

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This thesis study analyzes the urban regeneration process in (historic) inner-city areas in order to discover the rationale behind the process, and to figure out the parallelism (similarities and differences) between the World and Türkiye. The basic argument is that; the politico-economic motive in the urbanization process produces specific urban planning and design approaches in urban regeneration process for the inner-city (historic) areas. Therefore, there can be both similarity and difference between cities in terms of urban growth and change due to the political idea and economic model in different contingencies with respect to the period.

Both in the World and in Türkiye, the rationale in the urban planning and design of historic inner-city urban spaces is generally based on the spatial aspect of politico-economic growth. The most significant and recognizable issue in the urban regeneration process is the contingency, which is operated with a specific politico-economic motive by urban planning and design approach. Consequently, urban regeneration scheme is based on theoretically conceptualized objective for urban space in this motive.

A study on Istanbul case provides that the contingent characteristics were determinant for the urban regeneration process in Istanbul in where the politico-economic motive differs in the periods. In addition, the changes in the context resulted in difference in the content of urban transformation in the process. Consequently, urban growth is observed from the historic core to the outwards, whereas urban change is achieved from the Bosphorous coastline to the historic core in Istanbul.

Within the inner-city historic areas, urban design -itself- becomes a design problem as a result of legal frameworks and preservation plans, as well as the occurrence of capital investments, in the urban regeneration process both in the world and in Istanbul. Consequently, it is vital to reconsider the discipline of urban design in order to transform an urban area from a declined and/or declining urban space, dominated/corroded by marginal consumption patterns into the revitalized urban place, appropriated/restored by collective consumption patterns in the contemporary conjuncture.

Keywords: urban regeneration process, inner-city (historic) areas, urban growth and change, urban transformation, urban planning and design, Istanbul, contingency/locale politico-economic motive

ÖZ

KENTSEL YENİDEN ÜRETİM SÜRECİ ÜZERİNE
KARŞILAŞTIRMALI ÇALIŞMA: İSTANBUL ÖRNEĞİ

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Bu tez çalışması, kent-içi (tarihi) alanlardaki kentsel yeniden üretim sürecini analiz ederek sürecin ardındaki sebebi, ve Dünya ile Türkiye arasındaki ortak noktaları (benzerlikler ve farklılıklar) keşfetmeyi hedefler. Temel sav şudur; kentleşme sürecindeki politiko-ekonomik güdü/neden, kent-içi (tarihi)alanlar için kentsel yeniden üretim süreci bağlamında belirgin/özgül kentsel planlama ve tasarım yaklaşımları üretir. Dolayısıyla, şehirler arasında belirli dönemler itibarıyla yerel-olabilirliklerdeki politik fikir ve ekonomik modele dayanarak, kentsel büyüme ve değişim bakımından hem benzerlikler hem de farklılıklar olabilir.

Hem Dünyada hem de Türkiye’de, kent-içi tarihi alanların planlama ve tasarımındaki sebep genelde politiko-ekonomik büyümenin mekansal yönüne/hedefine dayandırılmıştır. Kentsel yeniden üretim sürecinde en önemli ve farkına varılan/anlaşılır nokta yerel-olabilirliktir, ki bu alanlar kentsel planlama ve tasarım yaklaşımı ile belirgin politiko-ekonomik güdü/neden ile çalıştırılmıştır. Dolayısıyla, kentsel yeniden üretim şeması/düzeni, bu yön/hedef içindeki kuramsal olarak kavramlaştırılmış amaca dayandırılmıştır.

İstanbul örneği üzerindeki çalışmanın sağladığı şudur; yerel-olabilirlik özellikleri, İstanbul’daki kentsel yeniden üretim süreci için belirleyicidir, ki bu şehirde politiko-ekonomik yön/hedef belirgin dönemler içinde farklılaşır. Ek olarak, genel bağlamdaki değişimler, süreçteki kentsel dönüşümün içeriğinde farklılaşmaya yol açar. Dolayısıyla, kentsel büyüme tarihi yarımadadan dışarı doğru gözlenirken, kentsel değişim Boğaz kıyısından tarihi çekirdeğe doğru gerçekleştirilmiştir.

Kent-içi tarihi alanlarda, kentsel yeniden üretim sürecinde kentsel tasarım – kendisi-, yasal çerçeveler ve koruma planları kadar sermaye yatırımının olması/olmaması sonucunda, hem dünyada hem de Türkiye’de tasarım problemi haline geliyor. Dolayısıyla, marjinal tüketim modelinin egemen olduğu çökmüş/çökmekte olan kent alanlarının, toplu tüketim modelinin yeniden-yapılandığı canlandırılmış kentsel mekanlara dönüştürülmesi bakımından kentsel tasarım disiplinin günümüz koşullarında tekrardan düşünülmesi çok gereklidir.

Anahtar kelimeler: kentsel yeniden üretim süreci, kent-içi (tarihi) alanlar
kentsel büyüme ve değişim, kentsel dönüşüm
kentsel planlama ve tasarım, İstanbul, yerel-olabilirlik/yerel
politiko-ekonomik güdü/neden



TO MY FAMILY

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LIST OF ABBREVIATIONS

- CIAM:** “Congres Internationaux d’Architecture Moderne” (1928-1956)
The International Congresses on Modern Architecture.
- CIRPAC:** “Comité International pour la Résolution des Problèmes de l’Architecture Contemporaine”. International Committee of Resolution to the Problems of Contemporary Architecture.
- UN:** The United Nations (1942)
- EU:** The European Union (1945)
(Formerly titled as EC: The European Community)
- UNESCO:** The UN Educational, Scientific & Cultural Organization (1946)
- NATO:** North Atlantic Treaty Organization (1949)
Collective defense-military objectives for peace
- OECD:** The Organization for Economic Cooperation & Development (1961)
- ICOMOS:** The [UN] International Committee of Monuments and Sites (1965)
- HABITAT:** The UN Human Settlements Programme (1978)
- CBD:** Central Business District
- GaWC:** The Globalization & World City inventory of world cities
- HCDA:** The Housing & Community Development Act (1974)
- CBDG:** The Community Development Block Grant (1974)
- UDAG:** The Urban Development Action Grant (1977)

HUD:	The Department of Housing & Urban Development (1977)
RA:	The Redevelopment Agency
RDAs:	Regional Development Agencies (The US-after 1980)
EDC:	The Economic Development Company (after 1980s)
EDA:	The Program of Economic Development Administration (1991)
JC:	The Joint Committee (The UK-1970s)
UDCs:	Urban Development Companies (The UK- after 1980)
DC:	The Development Corporations (1980s)
RC:	The Regeneration Consortium (after 1980s)
URCs:	The Urban Regeneration Companies (1990s)
SEEs:	“Devlet İktisadi Teşebbüsleri” (TR-1920s) The State Economic Enterprises
IDP:	“Sanayi Kalkınma Planları” (TR-after 1940s) The Industrial Development Plans
EDP:	“Beş Yıllık Ekonomik Kalkınma Planları” (TR-after 1963) The Economic Development Plans for Five Years
IBB:	“İstanbul Büyük Şehir Belediyesi” (TR) Greater Municipality of Istanbul
URNSd:	“IBB-Kentsel Dönüşüm ve Yeni Yerleşmeler Müdürlüğü” (TR) The IBB Directorate of Urban Regeneration and New Settlements
UDd:	“IBB-Kentsel Tasarım Müdürlüğü” (TR) The IBB Directorate of Urban Design

CHAPTER 1

INTRODUCTION

In this chapter, **urban growth and change as a continuous process** is emphasized. And, various arguments on the issue of urban regeneration deriving from the **review of researches** are provided. Then, the thesis statement, the research questions and the method of the study are manifested. Finally, the content of the study is examined in order to **outline the subject matter(s) in this thesis study**.

1.1. The scope and aim of the study: Thesis Statement

The scope of this thesis study is to discuss the rationale behind urban regeneration process by a comparative research method. **The basic argument** is that: the politico-economic motive in the process of urbanization produces specific (urban planning and design) approaches in the urban regeneration process within the inner-city (historic) areas. Therefore, there can be both similarity and difference between cities in terms of urban growth and change due to the political idea and economic model in different contingencies with respect to the period.

In cities, there is a continuous urban growth and change both in space and in society throughout **the history of urbanism**. And, cities has always encountered

into urban transformation process. **Cities** are (re)produced by not only the physical means, but also the dynamics of socio-economic mechanisms and the political considerations. Therefore, **transformation of the urban space** is realized through the interaction between the politico-economic and spatial (planning and design) mechanisms in terms of (re)production of urban space. And, urban transformation, as a continuous process, is affected by changes in the political ideologies and economical models. Moreover, it is much more significant within the inner-city areas.

Urban growth and change can be categorized, generally, into two main phases with respect to the shifts in the history of urbanism. From the beginning of the 20th century to 1960 can be assumed as **the urbanization process based on urban growth** as a result of the shift from the agricultural pre-industrial city to the modernist industrial city. Since 1960, there has been an “increasing speed of urban transformation” in urban growth and change (Uzun, 2001). Therefore, from the 1960s to onwards can be assumed as a period of **the urban transformation process based on urban change** as a result of the shift from modernist industrial city to post-industrial global city. These main phases are:

(1) Shift from agricultural pre-industrial city to modernist industrial city is underlined by significant changes in **urbanization process**. A change in production system, mechanization in agriculture, led to (modernist) **centralization process after 1920s**. In other words, this resulted in a shift from agriculture-based to production-based economy. Cities became a major unit of urban growth in the formation of the modern city.

Consequently, a change in capital accumulation led to development of modern industrial city, which was based on **fordist industrialization process after 1940s**. Cities became the places of industrial capitalism. Rapid urban growth in cities resulted in development of capitalist city. **Peripheral locations** turn into efficient units for industry.

In other words, this caused a shift from mono-centric, functional structure to polycentric organizational network in cities. This change in

urbanization pattern led to the de-centralization process after 1960s (Scott, 1980; Scott and Dear, 1981; Feagin and Smith, 1987; Foz-Prezworski, Goodard and De Jong, 1991). *Inner-city areas became unprofitable, although noticeable, spaces for urban transformation as a result of suburbanization movement.*

- (2) Shift from modernist industrial city to post-industrialist global city, i.e.: Istanbul case in Türkiye, is underlined by significant changes in **urban transformation process** both at economic and spatial levels (Table 1.1. and 1.2).

At economic level, a change in capital accumulation led to the **post-Fordist de-industrialization process after the 1980s**. In other words, this resulted in a shift from production-based to service-based economy. New service sectors concentrated within inner-city areas, which become command and control spaces in the city. Significance at economic level is that the inner-city areas of metropolitan cities are “the nodal points of global restructuring of capitalism” (Keskinok, 1997).

At spatial level, there appears a change in urban character. Therefore, **the inner-city areas become highly potential spaces for urban transformation as a result of back-to-city movement** (Scott, 1980; Scott and Dear, 1981; Feagin and Smith, 1987; Foz-Prezworski, Goodard and De Jong, 1991). *In other words, a change in the pattern (mode) of capital accumulation influences urban transformation process in metropolitan cities.*

Urban regeneration, which is directed with a (political) program in economic systems, is a main issue as a study of urban transformation and (re)development in urban research. After 1980s, parallel to shift from modernist industrial city to post-industrial global city, there were **various arguments** on the concept of urban redevelopment. Consequently, there were **theoretical studies and empirical researches**. After the Tables 1.1 and 1.2, various arguments on the concept of redevelopment follow the consequence.

Table 1.1: The changes through the shift from Modernity to Postmodernity.¹

	CHANGES	MODERNITY	POSTMODERNITY
PLANNING	THE CONCEPTION OF THE CITY	WORLD CITY	GLOBAL CITY
		INDUSTRIAL CITY	INFORMATIONAL CITY
		STANDARD CITY	COLLAGE CITY
		CENTRAL-PLACE THEORY	THEORY OF SPACE OF FLOWS
		LINEAR DEVELOPMENT	NODAL DEVELOPMNET
		NATION-STATE	GLOBAL-LOCAL RELATIONS
		UNIVERSALITY AND NATIONALITY	LOCALITY AND INDENTITY
		CENTERS (GLOBAL NODES)	CENTERS OF NETWORKS (INTERSECTION POINTS OF NETWORKS)
ECONOMICS	THE PRODUCTION SYSTEM	FORDISM	POST-FORDISM
		MASS PRODUCTION	BATCH PRODUCTION
		RIGIDITY	FLEXIBILITY
		STANDARDIZATION	SUBCONTRACTION
		FORMAL SECTOR	INFORMAL SECTOR
	THE REGULATION MECHANISM	VERTICALLY INTEGRATED REGULATION	VERTICALLY DISINTEGRATED DEREGULATION
		RESTRICTIVE REGULATIONS	CONDITIONAL REGULATION
		IMPORTANCE OF PHYSICAL BORDERS	RELAXATION OF PHYSICAL BORDERS
		CENTRAL POWER OF NATIONS	NETWORKING POWER OF LOCALITIES
		WELL-FARE STATE	PRIVATIZATION
SOCIETY	THE ORGANIZATION OF SOCIETY	CONSUMPTION SOCIETY	NETWORK SOCIETY
		MONOLITHIC IDENTITY	MULTIPLE IDENTITIES
		PART OF A SMALL NETWORK	PART OF A GLOBAL NETWORK
		GROUP – PUBLIC	INDIVIDUALISM
		CLOSED SOCIETY	OPEN SOCIETY
		STEREOTYPES	MULTIPLICITY OF DIFFERENCES
		HIERARCHY IN SOCIETY	LOSS OF HIERARCHY VIA ADVANCED COMMUNICATION TECHNOLOGIES
		INTERACTING NATION	NETWORKING INDIVIDUAL

Table 1.2: The comparison of Modernism and Postmodernism²

MODERNISM ↓	↔Contradictions in ↔ ↓↑	POSTMODERNISM ↓
RATIONAL	PHILOSOPHICAL BASE	(IR)RATIONAL
UNIVERSALITY		DIFFERENCE
MONOISM		PLURALISM
HOMOGENEITY		HETEROGENEITY
REGULARITY		IRREGULARITY
STANDARDIZATION		DIVERSITY
RIGIDITY		FLEXIBILITY
REDUCTIONISM		MULTIPLICITY
LINEAR CONCEPTION OF TIME		TIME
CONTINUOUS HIERARCHICAL STRUCTURE FOR UNITY	SPACE	SEQUENTIAL FRAGMENTATED STRUCTURE FOR UNITY
COLLECTIVITY OF INDIVIDUALS	SOCIETY	INDIVIDUALITY IN COLLECTIVE ACTION
FORDISM	ECONOMIS	POSTFORDISM
Autocratic LAISSEZ FAIRE		Unautocratic GLOBAL LAISSEZ FAIRE
VERTICALLY INTEGRATED REGULATION		VERTICALLY DISINTEGRATED DEREGULATION
NATIONALITY	POLITICS	ETHNICITY
TRADITIONALISM		LIBERALISM

Scott (1980) concentrated on establishing a **theoretical guideline**, rooted in the historical materialist conception, for analyzing **the phenomena of urbanization and planning** (The Urban Land Nexus and The State:Preface). By criticizing the mainstream theories of urbanization and planning, the guideline was built upon **four main thematic lines**, as follows:

- (a) the logic of (capitalist) society as a whole
- (b) the concomitant structure and outcomes of the behaviour of individual firms and households in urban space
- (c) the structure and outcomes of collective urban intervention, that is, urban planning
- (d) the dynamics of the urban land nexus as a total system (Scott, 1980:Preface).

By that way, Scott (1980) initiated a **basis for a new theoretical approach in urban planning**, which led to the specific methods for explaining (re)production of urban space within a changing context of capitalism. It is also underlined that the formation of new national urban policy resulted from the growing **crisis** of central city areas in 1978 in the United States. This **urban policy** was aimed at coping with **the problem** of physical, economic, and social deterioration within inner cities. And, similar policies were emerged in Canada and in parts of Western Europe (Scott, 1980:1-9).

Scott and Dear (1981) provided a **comprehensive overview** by bringing together and synthesizing a wide range of **discursive critical perspectives on the urban question**. This joint effort was utilized in order to outline the basic elements of **urban problematic** in contemporary urbanization process out of the structure of the capitalist mode of production (Urbanization and Urban Planning in Capitalist Society:xiii-xiv). The “comprehensive overview” was produced by **four major concerns** under “six themes” as follows: (Scott and Dear, 1981:xi-xxv).

- First concern focused on a **critical analysis of urban phenomena in capitalism** (i). Thus, theoretical framework was introduced by analyzing the process of urbanization and planning, conceptual urban problems related to socio-spatial relations in urban land-use system, and the logics of (re)production in cities.

- **Second concern built upon on a tentative synthesis for a new urban theory.** Consequently, *conceptual preliminaries* for a theory and urbanization rooted in capitalist social structures (ii) was established. Then, theoretical explanation for *the fundamental logic of urbanization and urban planning* (iii) was provided.

- **Third concern concentrated on an analysis of the relationship between production and reproduction** in urban growth and change. Consequently, the effects of *commodity production* on urban development in Cities (iv). Then, analysis of problems resulted from *reproduction and social life* in capitalist cities (v).

- **Fourth concern focused on an investigative synthesis for urbanization and the political sphere** in order to the political relationship linking *urbanization, social class, and the capitalist State* (vi).

By **the comprehensive overview**, it was aimed at providing “not only the analytical foundations for a critical and reconstituted urban theory, but also (by provoking new questions) the conditions for the further development of this theory” (Scott and Dear, 1981:xiv).

Fainsteins, Hill, Judd and Smith (1983) underlined **the urban redevelopment** as one aspect of **political economy**. They put emphasis on the de-industrialization of American central cities by national de-centralization programs after 1970s. (Restructuring the City). Furthermore, this condition were summarized as follows:

Changing patterns of investment and reproduction continually affect the character of economic life. **Their built environments** –houses, office buildings, factories, railroad yards- may fall into ruin (*urban decline*) or take on new uses (*urban regeneration*) as a result of technological innovations and large-scale economic shifts that can occur over just a few years. **Neither physical nor social fabric simply stay the same without being continually reproduced** (S. and N. Fainstein, 1983:1, emphasis and italics are added).

And, the built environment in those cities was reproduced by service-sector based restructuring as a response to the economic crisis. It was asserted that “in **capitalist societies** the reproduction of social and economic fabric of cities depends upon the complex interaction of private and public decisions” (Fainstein, 1983:1). Consequently, economic and politic systems were emphasized as major subjects for producing generalizations from comparative and historical analysis of urban change in American cities (Fainstein, 1983). Furthermore, the regime strategies and the urban policies were analyzed in order to figure out political representation of the State, interest in the public-private partnerships to explore economic forces, and communal resistance for investigate collective social action in urban redevelopment (Fainstein, 1983).

Feagin and Smith (1987) asserted that ‘**the new international division of labour**’ resulting form the globalization process led to restructuring of cities after 1980s (The Capitalist City). They emphasized that “these capital flows (*investment and mobility / accumulation and circulation*) signal the scale of **the global economic restructuring** which has been taking place since at least the late 1960s” (Feagin and Smith, 1987:5, italics are added). Therefore, “**five basic types of urban restructuring**” were envisioned by referring to the Marxian theory as follows:

- a economic restructuring in cities
- b state restructuring in cities
- c household restructuring (including migration) in cities
- d community (and community politics) restructuring in cities
- e **spatial restructuring in cities** (Feagin and Smith, 1987:13, emphasis is added).

Consequently, it was underlined that “spatial restructuring in cities” has been shaped by **the interplay** of global capitalism, the state and the activities of urban residents in many different ways (Feagin and Smith, 1987). The investment and location decisions were emphasized as major determinants for shaping the built environment of cities, i.e.: residential areas, ancillary industrial areas, office towers and shopping complexes. Also, the state policies played a key role in restructuring urban space. Therefore, it was claimed that urban redevelopment is

a kind of response to the global reorganization of capitalism (Feagin and Smith, 1987:27-30).

Judd and Parkinson (1990) emphasized the role of leadership in the process of urban regeneration in a comparative framework (Leadership and Urban Regeneration). The second tier de-industrialized metropolitan cities were determined as having significance in the process. Because, these cities were depended on market decisions, in terms of investment and finance, made by the institutions concentrated in World cities. By that way, “the restructuring of the world economy and the changes in national policies towards cities” -*economic restructuring*- was discussed in order to describe and explain “the impact of economic change on cities” -*urban transformation*- (Judd and Parkinson, 1990: Preface, italics are added). The urban redevelopment in the 1980s was briefly evaluated as follows:

During the 1980s many cities have shown signs of regeneration, evidenced in new office towers, gentrified inner-city neighborhoods, and job creation. However, internalization of economic competition,..., also threatens this new vitality. While globalization has enhanced the importance of financing, informational, and control functions, it has also enlarged the number of competitors in tertiary sector (Judd and Parkinson, 1990:34, emphasis is added).

Consequently, **global capitalism** was accepted not as determinant form, but as a competitive force for investment (Judd and Parkinson, 1990). Therefore, there was not any equitable distribution of the benefits from growth and economic change in the process. It is underlined that, “even successful regeneration demonstrates signs of instability and social fragmentation” (Judd and Parkinson, 1990:34). **The criteria for success** were determined by providing ‘more investment in a community’ for economic restructuring. Consequently, **the limited definition of regeneration**, embedded in former definition, was criticized. Furthermore, the role and capacity of leadership was underlined as the means for changing the conception of success to reach **the expansive definition of regeneration**. By that way, the greater range of political choices for urban

leaders in urban growth, and economic change is provided in the urban regeneration process (Judd and Parkinson, 1990:307).

Fox-Prezowski, Goodard and De Jong (1991) pointed out that “the economies of the advanced industrial nations are passing through a period of profound structural changes” (Urban Regeneration in A Changing Economy). And, it was asserted that the shift to a new economic order, from **fordism** to **postfordism**, produced socio-economic and political changes and had profound implications in cities (Fox-Prezowski, 1991:1). For that reason, this shift was characterized in the following dichotomy. **The issue of urban renewal** was rooted in the **modern** industrial city of the 1940s in the form of rebuilding, whereas **the issue of urban regeneration** was rooted in the de-industrialized **post-modern** city of the 1980s in the form of inner-city reindustrialization (Fox-Prezowski, 1991:2). Therefore, **the impetus for urban revitalization** was assumed as deriving from the locus of economic development in cities. Consequently, the process of economic restructuring were determined as a focus of investigation in order to provide an international perspective on **the new dynamics in urban regeneration** by departing from the distinction between cities in core and peripheral regions (Fox-Prezowski, 1991).

Fainstein, Gordon and Harloe (1992) asserted that “the global forces have been transforming the economic bases of metropolitan areas” (Divided Cities:1). The impact of global restructuring³ in cities were emphasized as follows:

Cities have felt the impact of global restructuring differentially. Rather there being a single model of the capitalist city, there is instead a **system of cities** performing **different functions** and thereby occupying **different niches within a hierarchy** (Fainstein, Gordon and Harloe:1992:1, emphasis is added).

Consequently, “the economic and social conditions of London and New York metropolitan areas” were investigated in a historical and comparative analysis. And, the political mobilization in those conditions was originated by analyzing the policies (Fainstein, 1992:3). The empirical analysis aimed at understanding

the global tendencies in particular metropolitan cities concerning economic restructuring and urban revival in the 1980s (Fainstein, 1992:1-20 and 236-267). Consequently, “the process of restructuring which has occurred in the global economy” was outlined “and referred to its differential impact on cities” (Fainstein, 1992:236).

Fainstein (1994) emphasized the issue of redevelopment taking a **different path** in cities in terms of **the relationship between center and periphery** (Fainstein, *The City Builders*). Furthermore, the difference in the urban regeneration process after 1980s was emphasized as follows:

No longer were we seeing the thinning the core - *concentration/structuring*- and a simple decentralization of urban functions to suburbia -*suburbanization*-. Rather new construction was producing reconcentration in urban centers - *revitalization/restructuring*- and intensifying development within clusters on the periphery -*peripheral development*- (Fainstein, 1994:Preface, italics are added).

Consequently, the basis of **urban restructuring programs** is analyzed by referring to a set of redevelopment policies and renewal programs. The most of programs were started to be utilized just after the World War II to revitalize American central cities and European Cities (Fainstein, 1983, 1994).

Soja (1994) emphasized that **inner-city urban regeneration** was influenced by **uneven development**, resulting from the dynamics of capitalist investment and speculative advantages. Moreover, uneven development has been perceived as a consequence in the path after 1980s. Therefore, *uneven development* was defined as “hidden history of spatialization” by Soja (Fainstein, 1994:12). According to Soja and Fainstein, residential (incumbent) upgrading, gentrification and commercial redevelopment (including urban restructuring) were **conditions** emerged due to the uneven development in cities in order to obtain gain from the undervalue rent of the land (Fainstein, 1994). **Incumbent upgrading** was defined by referring to a process of neighborhood change in which later generations of residents became involved in the long-term rehabilitation of the existing housing stock. And, **Gentrification** was defined by referring to a process of neighborhood

change in which middle- and upper-income people gained control of an area with distinctive housing characteristics (Goodman and Monti, 1999:103).

Neil Smith (1996) asserted that **restructuring of urban space in capitalist cities** relates to the socio-economic and political systems (The New Urban Frontier). Moreover, uneven development in the capitalist cities after the 1980s was explained in relation with this idea (Smith, 1996). Therefore, geographic and socio-spatial patterns were determined as the units of interaction with politics and economics in the **urban regeneration process** as follows:

we can say that **the restructuring of the urban space economy is a product of the uneven development of capitalism** or of the operation of a **rent gap**, the result of a developing service economy or of changed life-style preferences, the suburbanization of capital or the devalorization of capital invested in the urban built environment (Smith in Fainstein, 1996b:344, emphasis is added).

Consequently, the issue of **gentrification** was argued by utilizing **the rent-gap theory** in order to investigate market dynamics, state intervention and class ideology (Smith, 1996). Because, transforming/transformed urban spaces were titled as “the new urban frontier”⁴.

Keskinok (1997) “concentrated on a search for a **comprehensive method** for the study of **the role of state in (re)production of urban space**” in order to provide a “**dynamic model** for continuous determinations between structures and agents” (State and the (Re)production of Urban Space⁵:ix, 3, cover page). It is asserted that “the (re)production of urban space is realized through *multifarious* relations and *complex* interactions between structures and the agents” (Keskinok, 1997:ix). Furthermore, this claim was emphasized as follows:

If stated in more concrete terms, (urban) space is *produced, reproduced, structured, restructured* and *transformed*, neither merely by the global economic processes, nor simply by the private sector’s investment decisions and public sector’s decisions about the allocation of resources within the urban space. ... The location decisions are taken with a socio-spatial context which is produced historically both by the *conscious* and *unconscious* activities of the agents and by the mediation

of these agents into state's intervention into urban space. **Urban space is (re)produced, created and (re)structured via the continuous interaction of all of these.** Therefore, it can be hardly stated that all spatial forms are *totally* functional to capital accumulation processes (Keskinok, 1997:1-2, emphasis is added).

In other words, this research was a theoretical study proposing utilization of an active method in empirical studies for explaining the (re)production of urban space.

Erendil (1998) concentrated on a search for a **critical realist method** for analyzing **the changing nature of production and reproduction of specific (textile) sector** in order to provide a **contextual proposition** explaining transformation in industrial districts/regions especially after 1980s, i.e.: the case study on Denizli. (Using Critical Realist Approach in Geographical Research:iii, 1-4). It is asserted that the context-dependent characteristics of the transforming urban space was closely determined by the contingency, which also have a less-context dependent factors in the structural framework (Erendil, 1998). In other words, this research was an empirical study proposing utilization of a new theoretical method for explaining urban transformation. Therefore, it can be assumed that the issue of urban transformation was studied in a meta-theoretical framework.

In addition, there are three significant (PhD Dissertations) **researches on Istanbul** rooted in the concept of urban (re)development. All of them were concentrated on **urban growth and change after the 1980s**. As expected, each of them focused on different hypothesis. These studies are as follows:

- Cengiz (1995) analyzed **the development of Zincirlikuyu- Büyükdere axis** as the contemporary CBD of Istanbul in the context of post-industrialization (Istanbul'un Çağdaş Metropoliten Kent Merkezi Oluşumu). This was a diagnostic and analytic study on a Büyükdere Axis. He emphasized that **economic conditions and legal basis** were influential for **the urban growth**

process and the development of service sector in Istanbul metropolitan city (Cengiz, 1995).

- Ozdemir (1999) analyzed **the urban transformation of central areas of the city** and compared **the process** in the European context, i.e.: France, the United Kingdom and Turkey (Socio-spatial transformation of Urban Space after the 1980s). This was a comparative study on Istanbul Core City. Economic restructuring, globalization process and reorganization of central local government relations were emphasized as **basic reasons behind urban transformation** deriving from **the development coalitions** (Ozdemir, 1999).
- Uzun (2001) identified **the societal change** that is **gentrification process** and compared the process in the context of globalization (Gentrification in Istanbul). This was diagnostic and comparative study on Cihangir and Kuzguncuk. **Gentrification** was defined as “both a local change and a reflection of the entire urban restructuring process” (Uzun, 2001:12).

All of these **theoretical studies** and **empirical researches** on the concept of urban redevelopment provide valuable and loaded information about urban transformation and/or restructuring in capitalist cities. Also, they provide significant ‘**hints**’ to be questioned in terms of **the urban regeneration process in cities**. Therefore, this **thesis study** is focused on investigating **the influential rationale behind the urban regeneration process within inner-city (historic) urban areas**.

This thesis study stems from **the idea** that **urban regeneration process** is **overwhelmingly determined and designated by political and economical processes, and by urbanization (development) strategies**. Although, occurrence of capital circulation and investment decisions in market, and existence of urban policies as legal codes in cities organize **different type of urban regeneration process** as well as **of urban design approach** in urban space.

The concept of urban regeneration is related primarily with policy-led urbanization and investment-oriented capital circulation, and secondarily with urban design. In other words, former is a **factor** establishing urban regeneration process; latter is an **impetus** triggering urban redevelopment efforts. **In urban regeneration process,** there are two levels in urban redevelopment in terms of public interventions and/or private efforts for the inner-city area. First is **organizational level** in which urban regeneration schemes and strategies are produced to envision the transformation. Second is **spatial level** in which the specific method and urban design approach are produced to manage the transformation. **Urban design** becomes efficient for urban redevelopment if it is involved in urban regeneration process. On the contrary, urban design -on its own- does not establish and organize urban regeneration process.

The aim of this study is to make a **comparative analysis on the issue of urban regeneration process in (historic) inner-city areas of metropolitan cities (after 1980s).** Consequently, urban planning and design is the **focus.** Therefore, this thesis study is built upon **three themes with specific objectives** as follows:

- (1) First theme concentrated on the **historical analysis** of urbanization periods in terms of **urban growth and change** in order to figure out **distinctive approaches for (re)production of urban space.** By that way, it is targeted to relate the politic and economic motives to the specific urban design approaches through the periods.
- (2) Second theme focused on the **urban regeneration process** in order to demonstrate different types of urban transformation in (historic) inner-city areas. By that way, it is targeted to produce typology of urban regeneration approaches in the process from the case studies.
- (3) Third theme intended for the **comparative analysis of urban design approaches in the process** to figure out similarities and differences between the World and Türkiye. By that way, it is targeted to evaluate the importance of the contingency in the contemporary conjuncture.

With reference to the objectives and the focal themes, **the research questions of the thesis study** are formulated as follows:

- (1) What is **the politico-economic motive** for urbanization in the each period?
How is it conceptualized as **an urban design approach** in urban growth and change?
- (2) How is **'urban regeneration process'** achieved in (historic) inner-city areas?
What are the **types** of intervention / effort practiced in the process?
- (3) Are there any **similarity** and/or **difference** between Cities in the World and Istanbul in Türkiye in terms of **urban regeneration approach for the process?**

1.2. The method of the study: Research Questions

The **method of the study** is based on a comparative research, in order to emphasize similarities (synchronicity) and differences (disjunctions) in urban regeneration process between the World and Istanbul, Türkiye. Therefore, **intersubjectivity** becomes a major area of concern in comparative analysis for the synthesis.

Comparative research is concentrated on the following issues:

- (1) **reason and type of urban transformation**
- (2) **type of the process:planned/designed or unplanned/spontaneous**
 - the strategies for regeneration efforts; urban regeneration schemes and corresponding strategies for urban redevelopment
 - the role and interaction of effective actors in regeneration efforts; effective actors and partnership models
- (3) **planning and design interventions**
 - the content of planning and/or design; use/utilization of the urban space

- the factors determining preferences; (design) problems and solutions
- the idealized forms; solutions to problems
- the consistency between theoretically conceptualized objective (before situation) and practically managed production (after situation)

Case of Istanbul:

Urban regeneration efforts should be analyzed on the basis of capital accumulation processes, both in the world and in Istanbul. In this respect, Tekeli (1994) emphasizes the crucial role of the capital accumulation process in urban pattern; i.e.: Istanbul. Furthermore, Tekeli asserts as follows:

In reality **capital accumulation processes** are responsible for drawing of **urban patterns** rather than dreams of administrators. **Likewise, Istanbul too had been patterned by the administrative decisions given in a context limited by capital accumulation processes** (Tekeli, 1992:3, emphasis is added).

Therefore, the urban pattern of the regenerated / regenerating urban space provides clues to be used for comparing urban planning and design approaches between (the contingencies of) Istanbul and the World.

1.3. The content of the study: Chapters

In Chapter 1, which is an introductory chapter, **urban growth and change as a continuous process** is emphasized. Then, the **review** of researches on the concept of urban (re)development and transformation provides various arguments on the issue of urban regeneration/restructuring. Consequently, the thesis statement, the research questions and the method of the study are manifested as well as the content of the study is examined in order to **outline the subject matter(s) in this thesis study**.

Chapter 2 focuses on **the theoretical background on the concept of urban (re)development**. In this chapter, urban theories associated with the notions of

urban growth and change are analyzed and discussed/argued in order to demonstrate the various theoretical frameworks on the concept of urban (re)development by putting emphasis on the different explanations for transforming urban space. In addition, this section underlines that; the urban regeneration process is capable of being explained by multiple theories with respect to the periods.

In Chapter 3, **worldwide global models/types of urban regeneration** are discussed. General distinctiveness is investigated by considering the effects of political and financial processes on the planning approaches in the interventions for urban redevelopment. Therefore, the typology of urban regeneration process/practice is studied in order to figure out the leading distinctive approaches and efforts in different parts of the world.

In Chapter 4, **specific local models/types of inner-city urban regeneration in Istanbul, Türkiye** are examined. **Contingent distinctiveness** is investigated by considering the planning and design of inner-city (historic) urban areas of Istanbul in urban redevelopment due to the periods. Therefore, **case studies** are focused on Kuzguncuk-Icadiye Street, Besiktas-Ortakoy Square, Beyoglu-Istiklal Street, Beyoglu-Galata Tower and its environments, Eminonu-Streets in Cankurtaran-Sultanahmet, and Fatih-Streets in Balat Neighbourhood. Consequently, the case of Istanbul is researched in order to reveal/put forward how urban regeneration process is achieved in Istanbul, Türkiye.

In Chapter 5, the **comparative evaluation** is made for figuring out similarities and differences between the world and Turkish cases in terms of urban regeneration process.

Endnotes

- ¹ In this comparison table, major stimulations were from Scott and Dear, 1981; Harvey, 1989; Fox-Przeworski, Goodard and De Jong, 1991 as well as interviews with Dr. Erendil, 1999. In addition, it was quoted from Gürler, 1999. "New Urban Culture, New Living Styles, New Landscapes". *Student Research Paper* for CP 450 at METU. Individual study.
- ² In this comparison table, major stimulations were from Harvey, 1996; Nesbitt, 1996 and from Lecture Notes of CP 531 and Lecture Notes of CP 522 at METU, 2000. In addition, it was quoted from Gürler, 2001. "Jacques Derrida and Bernard Tschumi: Deconstruction -to deconstruct or not to deconstruct?". *Student Research Paper* for CP 531 at METU. Individual study.
- ³ Fainstein Gordon and Harloe (eds). *Divided Cities* Oxford;, Cambridge;:Blackwell, 1992. 1. They referred to Noyelle and Stanback's *The economic transformation of American Cities*, 1983, and Allen and Massey's *The Economy in question*, 1988 in order to emphasize the effect of global forces on urban places.
- ⁴ Smith's idea of urban frontier was based on the progression of Turner's conception of wilderness in the American History. And, this progression of the (new) urban frontier(s) called as the revanchist city (Smith, 1996:Preface).
- ⁵ Keskinok notes that "Initial version of this study has been presented as the PhD thesis to the METU-Department of Public Administration and Political Science, in April 1993" (Keskinok, 1997:ix).

CHAPTER 2

THEORIES OF URBAN GROWTH AND CHANGE ON THE CONCEPT OF URBAN (RE)DEVELOPMENT

This chapter focuses on urban theories associated with the notions of urban growth and change in order to demonstrate various theoretical explanations on the concept of urban (re)development. In order to identify the rationale of the urban regeneration process, theories of urban growth and change, which explain the transformation of urban space, are emphasized with regards to their departing points.

In **urban science**, there is a shift in the debates from monocentric view to polycentric approaches (Gottdiener, 1985). And, it is claimed that “Most of the time, those interventions¹ form the starting point of urban transformation, and their effects are manifested at different stages of the transformation process” (Uzun, 2001:22, endnote is added). Consequently, this is the outcome of changes in the politico-economic motive for urbanization process. Therefore, **urban theories on the concept of urban growth and change can be divided into two main categories²** with reference to their scientific method as follows:

1. In the first category, **urban theories** are used to demonstrate urban growth and change by positivist and law-giving manner in which spontaneous, natural and **unplanned developments** are put in formula. Consequently, mono-centric frameworks, related to **the urban land-use patterns**, are utilized for **describing urban development (urban growth)**. Therefore, the urban design perspective is based on producing **schematic redevelopment plan** for physical environment, especially for the transitional zones (Figure 2.1).

[i.e.:Classical urban thought, Chicago school approach], (Figures 2.3; 2.4).

2. In the second category, **urban theories** are used to illustrate urban growth and change by more critical and law-explaining manner in which conscious, procedural and **planned developments** are interconnected to **regulation**. Consequently, polycentric frameworks, related to **the relationship between structure and agency**, and to **the power relations**, are utilized for **explaining urban redevelopment (urban change)**. Therefore, the urban design perspective is based on producing **urban transformation process** for built environment, especially for the inner-city areas (Figure 2.4).
[i.e.:(Neo)Marxist and (Neo)Weberian approaches], (Figure 2.5).

The urbanization process is conceptualized by the theoretical approaches/models in the disciplines of urban planning and design. Consequently, **the urban regeneration objective** for explaining urban space differs in each theory/scientific method. Therefore, **urban theories** can be divided into **three groups**³ with reference to the conception of transforming urban space in terms of urban growth and change as follows:

- (1) **The classical urban theory** focuses on geography, sociology and economics through emphasizing metropolitan deconcentration (differentiation) and urban agglomeration (integration). This is an **orthodox formulation** of the modernization school. Major debate on urban space is related to land-use patterns. **The classical urban thought** concentrates on geography and economics with a functionalist and determinist perspective. **The Chicago school approach**, transpired as a critique of classical urban thought, concentrates on urban ecology and sociology with a biological perspective (Scott, 1980; Keskinok, 1997; Uzun, 2001).
- (2) **The political economy approach** focuses on economics and politics through emphasizing political structures, processes and social forces. This is a **radical critique** of classical urban theories. Major debate is related to the structure-agency relationship. **The Marxist view** focuses on political economy approach with a structuralist framework by focusing on the role of state (public). Whereas, **the Weberian view** focuses on the world system approach with a

perspective of urban managerialist framework by focusing on the role of agency (private) in urban growth and change (Scott, 1980; Keskinok, 1997; Uzun, 2001).

(3) **The contemporary urban theories** focus on politics, economy and sociology through emphasizing regime and financial processes. This is a **liberal interpretation** of political economy approach. Major debate is related to power relations for urban space. These theories are modified versions of the neo-Marxist and the neo-Weberian views (Scott, 1980; Keskinok, 1997; Özdemir, 1999; Uzun, 2001). New Regionalism, the growth-machine theory, the development coalitions and the rent-gap theory emerge as models in this contemporary approach.

In order to figure out the **differences** in explanations for urban growth and change, the urban theory is required to be reconsidered in terms of production and reproduction (Smith and Tardanico in Feagin and Smith, 1987). The theoretical conceptualization of the urban space produces a **specific method for the process** in which the urban place becomes a practically managed outcome. Therefore, the idea on **reconsidering the urban theory** was summarized as follows:

Writings in urban theory differ in how they conceptualize urban development. At one end of the spectrum are those that highlight the *intrasocietal* dynamics of such processes and structures as cultural modernization and class relations. At the other end are those that highlight the connections of processes and structures within given social formations to the wider *intersocietal* dynamics of production and exchange. The approaches of location theory and modernization theory as well as structuralist urban theory and the theory of urban praxis have each differently stressed the role of *intrasocietal* conditions in urbanization. Dependency theory and world-system theory have been the leading approaches to explaining urban development from an *intersocietal* point of view. (Smith and Tardanico in Feagin and Smith, 1987:87, emphasis is added).

Consequently, the classical urban theories dealt with **intrasocioetal conditions**, whereas the political economy approach and the contemporary urban theories dealt with **intersocietal dynamics**.

In other words, the differences in the urban theories are related to **the paradigmatic shifts in the progress of science**, which is the major reason for producing an **(contextual) explanation** based a specific method for the urban regeneration process (Lecture Notes of CP 522 at METU, 2001). Consequently, explanation and/or conception of the city in **the urban theories** in which the **content** differ due to the their hypothesis for urban growth and change⁴, can be summarized in the following way. In the classical urban theory, **the Chicago school approach**, in which city is described as organism, illustrates the city depending on the physical growth based on land use pattern, i.e.:the classical and ecological approaches. However in the political economy approach, **the (neo-) Marxist and the (neo-)Weberian views** explain the city depending on the relationship between structure and agency/actor. And, the former emphasizes the influence of structure on agency (from general to specific–deductive method), whereas the latter determines the influence of actor on structure (from specific to general–inductive method). Moreover, in the contemporary urban theory, **the neo-Marxist and the neo-Weberian views** have become close to each other in content as a result of concentrating on the intersocietal dynamics.

2.1. The Classical Urban Theories: The Chicago School Approach

From the 1920s to the post-war period, **the classical urban theories** were used to explain urban growth and change by positivist and law-giving method. **Urbanization process** was accepted as a self-regulated, automatic adaptation to achieve functional and determinist land-use patterns (Figure 2.1). **Urban growth** was based on the modernization idea and industry-led development. Land-use patterns were major units to organize a socio-physical schema for **urban change**. Therefore, **transforming urban area did not emerge as a design problem** in this classical framework.

In addition, the classical urban theories have been mainly inspired by the so-called Chicago school approach, which based on the North American urban experience.

In the **Chicago school approach**, the concept of **transitional zone** was utilized to identify the inner-city development as a focus of urban transformation. Transitional zone was defined as “the encircling downtown area, which is being invaded by business and light manufacture” by Burgess (1925) in his ‘concentric zone model’ (Figure 2.2).

Surrounding the central business district is a **zone** which was built up largely during the nineteenth century when transport lines were inflexible and there were few restrictions on density and type of building. Today, this area possesses neither the locational advantages of the center nor conditions generally attractive for residence. Real property owners, however, expect the central business district to expand into the zone, and this contributes to relatively high land values. **The zone has undergone and is undergoing change** (Goodall, 1972:99).

Therefore, the transitional zone was accepted as a major unit of the invasion and succession process in urban expansion in the form of automatic spatial growth.

Parallel to the political and economic motive in the 1920s, there were two significant **planning approaches** for the urbanization process. These were the comprehensive planning and incremental planning approaches having a specific objective for urban space. Therefore, the approaches were accepted as traditional approaches as a result of producing principles.

The comprehensive planning approach, which is accepted as the origin of classical planning approach, has had a guiding role in urban growth after the 1920s. This planning approach put emphasis on the public interest and general standards as planning objectives. Therefore, land-use pattern of urban space is reallocated by **the long-term functional methods**, i.e: infrastructural upgrading, reorganizations, expropriations, the urban regeneration process (Fainstein, 1996a, Lecture notes of CP 371 at METU, 1999).

However, **the incremental planning approach**, which is accepted as an alternative in the classical planning approach, has become a reactionary motive in urban growth and change in the post-war period (Fainstein, 1996a, Lecture notes of

CP 371 at METU, 1999). This planning approach put emphasis on the private interest and marginal advantage as planning purposes. Therefore, land-use patterns of thematic urban spaces are modified by the **short-term ad hoc methods**, i.e.: building renovation, adaptive re-use, in the urban regeneration process (Fainstein and Campbell, 1996 a; Lecture notes of CP 371 at METU, 1999).

These planning approaches in the classical urban theory correspond with particular urban models in which the politico-economic motive become determinant for explaining the self-regulated unplanned adaptation of land-use patterns. These models and their general characteristics produce a conflicting debate on the conception of the formula for the urban regeneration process.

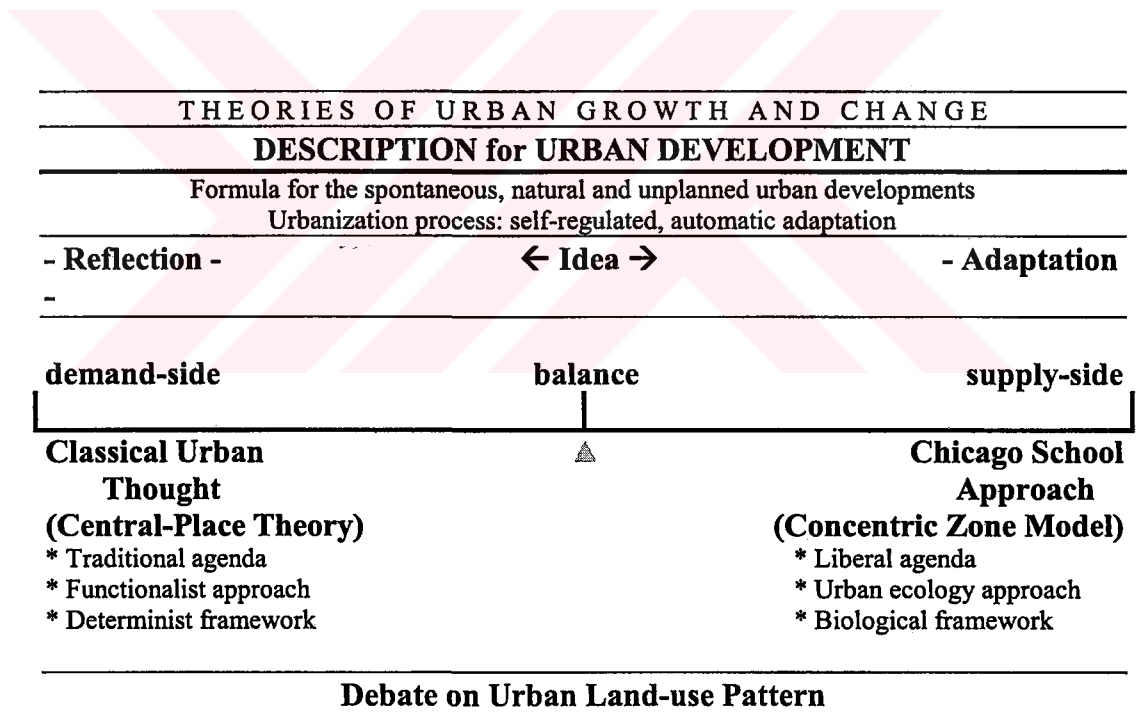


Figure 2.1: The scale of classical urban thought and Chicago school approaches on the relationship between land-use patterns⁵

Difference in these theoretical frameworks is based on the assumption of urban (social) order relations between supply and demand for debating on the land-use patterns. The **classical urban thought** has more traditional agenda based on the reflection of demand related to a functional determinist framework. Whereas, the **Chicago school approach** has more liberal agenda based on the adaptation to supply related to a socio-ecological framework.

The classical urban thought, which is based on urban geography and economics, had a functionalist perspective for explaining urban development with a focus of the demand-side factors on urbanization patterns (Figure 2.1). In this approach, **urban growth** is an outcome of determinist and functional considerations on land-use patterns. Therefore, the inner-city urban areas emerged as units of economic function in the process of urban change. In addition, there were specific formulations for land-use patterns based on industrial development, i.e.: Christaller's Central Place Theory, "Rank-Size Rule".

The Chicago school approach, which developed on the critique of urban determinist explanations of classical urban thought, has urban ecological perspective⁶ for explaining urban growth process and change with a focus of the supply-side factors on urban pattern and land use (Figure 2.1). In this approach, **urban growth** was a consequence of functional, organic, and autonomous urbanization process. Therefore, inner-city urban areas, transitional zones, emerged not as areas of problem but as areas of adaptation in the process of urban change. In addition, there was a differentiation in land-use pattern either from residential to commercial or from commercial to service activities in transitional zones, which have activities of mixed land-use, i.e.: Burgess's Concentric zone model, Hoyt's Sectoral model, Harris and Ullman's Multiple nuclei model.

Urban theories in the Chicago school approach can be categorized into three models (Figure 2.2 and Figure 2.3) as follows:

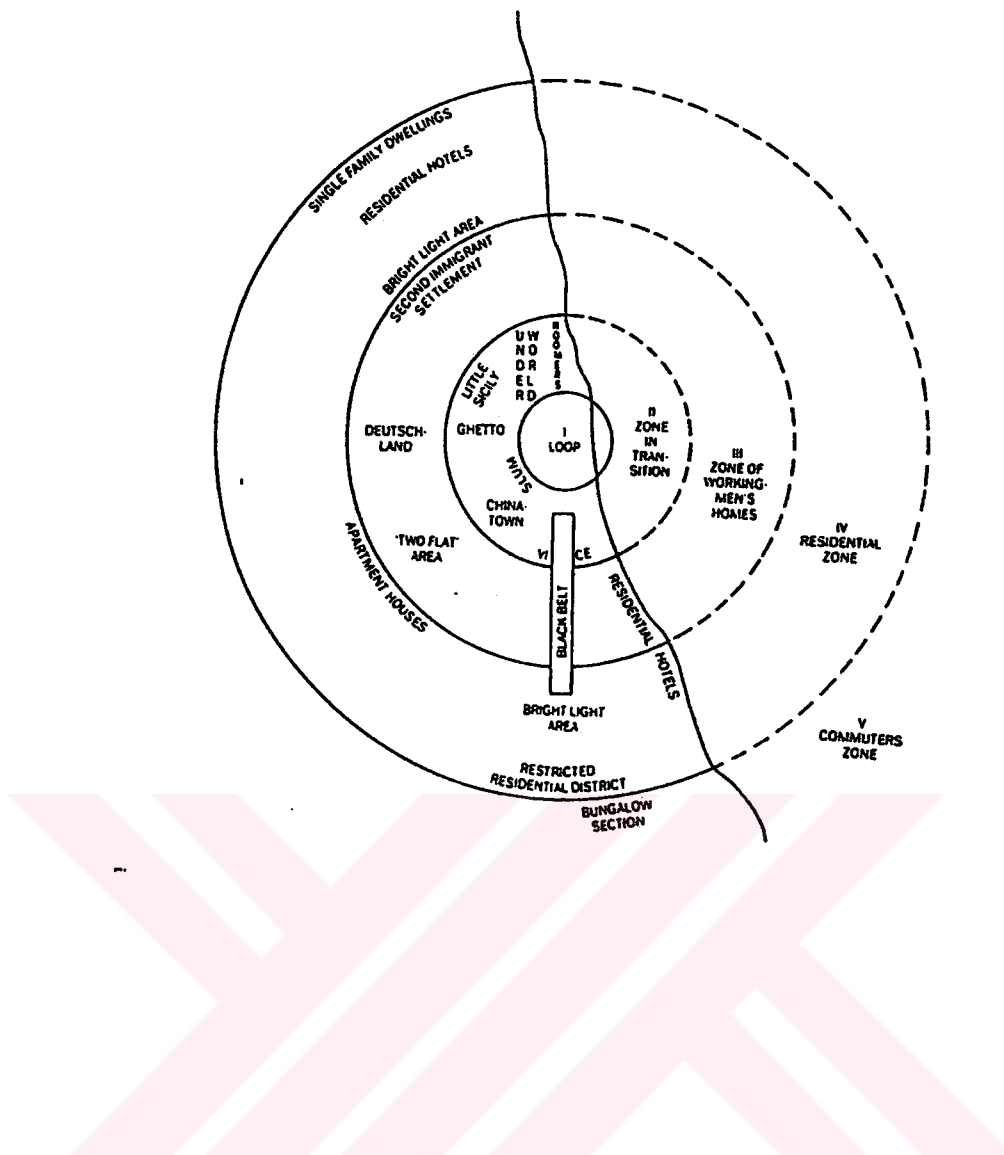
1. The "Concentric Zone Model" by Ernest W. Burgess (1925)
2. The "Sectoral Model" by Homer Hoyt (1939)
3. The "Multiple Nuclei Model" by Chauncy Harris and Edward Ullman (1945)

The “**concentric zone model**” was proposed in 1925 by Edmund W. **Burgess** - who was an urban sociologist. This model consisted of five concentric circles⁷ (Burgess in Park, 1925). In this model, urban growth was the result of the tendency of each inner zone to extend its area by the invasion of the next outer zone. Therefore, this model described urban expansion by the struggle between invasion and succession process. The process of expansion in urban growth involved the antagonistic and yet complementary process of concentration and decentralization (Figure 2.2 & 2.3-a).

In other words, the process of expansion was studied not only in the physical growth and business development, but also in the social organization and in personality types. **Segregation of social groups and the division of labour** were the outcomes of the process of metabolism that is the readjustment of social organization. **Mobility**, which was intended for a change of movement in response to a new stimulus or situation, was the outcome of the social contacts. Therefore, these outcomes also represented the succession process in the transforming urban space.

Burgess’s model was criticized by two other contemporary theorists in the Chicago school approach. **The main source of criticism** was the mono-centric framework in the “concentric zone model”. Because, this framework was denounced as insufficient for describing the development of modern capitalist city by the critiques in the Chicago school. These theoretical models, which produced criticism and reconsideration in the 1940s, were based on the idea of land-use pattern in different levels. Briefly, there were **two major criticisms**, which produced **alternative descriptions** with different ideology, to the concentric zone model as follows:

1. the “sectoral model” by Hoyt (1939)
2. the “multiple nuclei model” by Harris and Ullman (1945)



“The typical process of the expansion of the city can be best illustrated, perhaps, by a series of concentric circles, which may be numbered to designate both the successive zones of urban extension and the types of areas differentiated in the process of expansion” (Burgess in Park, 1925:92).

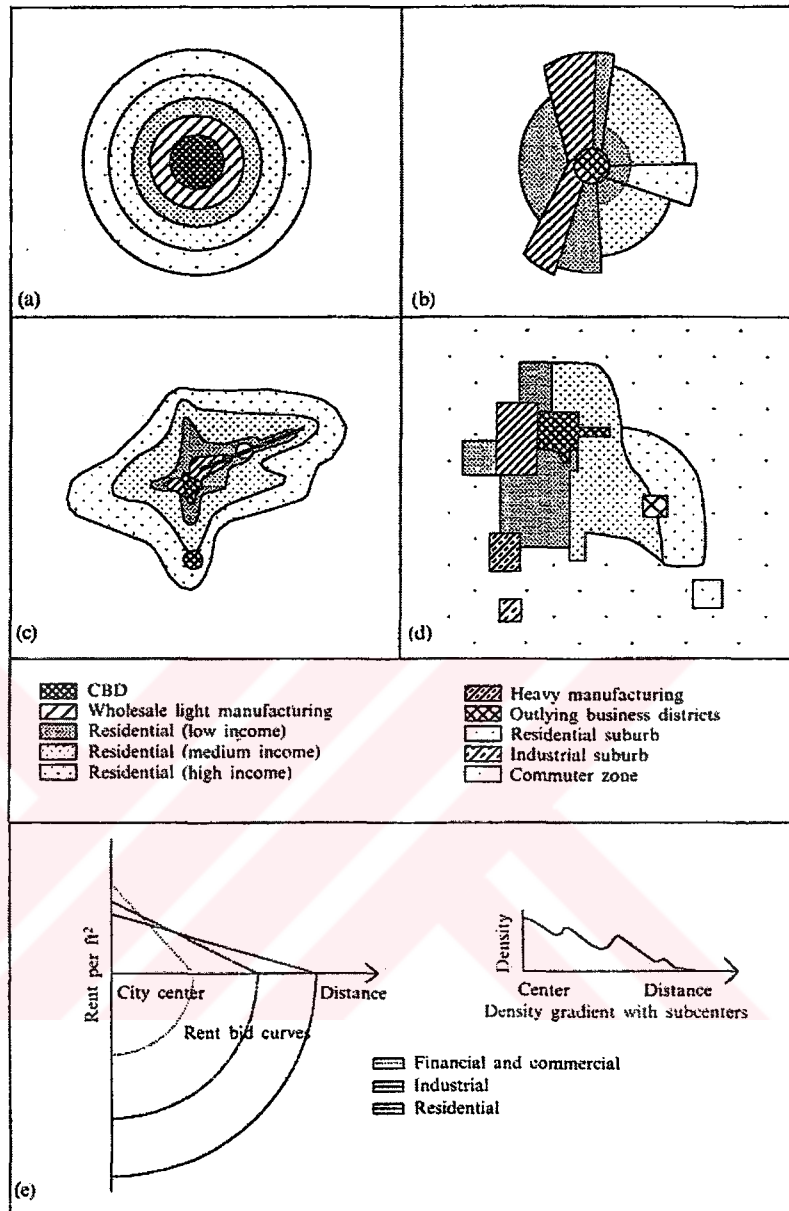
Figure 2.2: The “concentric zone model” by E. W. Burgess (Burgess in Park, 1925:93)

First alternative description was produced in 1939 by Hoyt, who was a real estate economist. Hoyt proposed the “**sectoral model**” in order to explain the growth of modern capitalist cities on the wedges of activity extending from the city center along transportation corridors. Second alternative description was produced in 1945 by Harris and Ullman, who were urban geographers. Harris and Ullman proposed the “**multiple nuclei model**” in order to argue that cities developed not just concentrating on one center, but de-concentrating around several centers of economic activity (Figure 2.3), (Scott, 1980; Keleş, 1990; Keskinok, 1997; Uzun, 2001). In other words, these two models produced criticism within the Chicago school approach.

Criticism to the classical urban theories and especially to the Chicago school approach received from **the Marxist framework**, which emphasized the fundamental weakness in traditional approaches to explain the problems in the new industrial city, i.e.:the mechanical and organic solidarities of Durkheim and Tonnies, the political sociology of Louis Wirth and the contemporary interpreters of urbanism and modernity by the Chicago school approach. Katznelson (1992) in Marxism and The City states that these social theorists reinstated “description of novel features of urban existence for a sustained analysis that could situate the new industrial city within a larger process of social change” (Halpern, 1997).

Even its contemporary heirs tend to portray **the history of modern city** “in terms of a rupture between **preindustrial cities** characterized by a simple, integrated, homogeneous organization of space, and **industrial capitalist cities** characterized by an unintegrated, heterogeneous, disorganized patterning of space”. In short, this represents only an incremental advance over Ferdinand Tonnies’s dichotomous pairing Gemeninschaft and Gesellschaft (Katznelson, 1992:222, quoted in Halpern⁸, emphasis is added).

Therefore, focusing on the studies of urban (social) order and urban (social) differentiation by describing **the city** as composed of **manageable parts** caused a **loss in the sense of a whole** (Halpern, 1997).



- (a) concentric zone (*Burgess & concentric zone model*)
- (b) sectoral (*Homer Hoyt & sectoral model*)
- (c) land development along a transport axis
- (d) multinucleated (*Harris & Ullman – multiple nuclei model*)
- (e) bid rent

Figure 2.3: “Theories of land use” (Banai, 1998:172).

2.2. The Political Economy Approach

From the 1950s to the 1960s, the **neo-classical urban theories** were used to emphasize urban growth and change by more critical and law-explaining method. **Urbanization process** was accepted as a capital-regulated, political, and dependent effort resulting from instrumental and causal relationship between structure and agency (Figure 2.4). **Urban growth** was based on the decentralization idea and capital regulated urbanization processes. In the built environment, politico-economic processes and social movements were the major units to explain a regulation for **urban change**. Therefore, **transforming urban space** is considered as a **design problem** in the neo-classical framework.

In the **neo-classical urban theory**, both the concepts of “inner-city zone of transition” and “**the twilight zone**” were utilized to identify inner-city redevelopment process as a focus of urban transformation. The twilight zone was identified by Rex and Moore as “a dilapidated urban space having low rent value in inner-city area, although the zone is marked up with urban processes” (Uzun, 2001, italics are added).

Parallel to the political and economic motive, especially in the 1960s, there were two significant **planning approaches** for the urbanization process. These were communicative planning and advocacy planning approaches. And, each of them utilized a specific explanation for urban growth and change. Therefore, the approaches were utilized for highlighting the dependent effort in the urban regeneration process.

The communicative planning approach focused on the social interest in the class struggles for the urban regeneration process. Consequently, community support produced encouragement for realization and community resistance produced opposition with the community. Therefore, explanation for urban change is based on **the investment-based liberal efforts**, i.e: subsidized partnership, public-private partnership, private leadership (Fainstein and Campbell, 1996 a; Lecture

notes of CP 371 at METU, 1999). This planning approach concentrates on structure-side factors in urban regeneration process.

However, the advocacy planning approach focused on the pluralism of interest in the regime decisions. Consequently, partnership models produced specific development strategies for the urban regeneration process. Therefore, method for urban redevelopment is based on **the negotiation-based idealistic actions**, i.e.: radical urban renewal programs, liberal reorganization of urban spaces (Fainstein and Campbell, 1996 a; Lecture notes of CP 371 at METU, 1999). This planning approach concentrates on agency-side factors in the urban regeneration process.

These planning approaches in the neo-classical urban theory correspond with particular approaches in which the politico-economic motive become determinant for explaining the regulated planned developments by the structure-agency relationship. These conscious efforts and their general characteristics produce a ranging debate on the conception of parameter for the urban regeneration process.

Difference in these frameworks is based on the assumption of dialectical relations between the structure and agency. **The Marxist approach** has more traditional agenda because of its structural, causal framework whereas **the Weberian approach** has more liberal agenda because of its operational, stratificational framework.

The Marxist view, which is based on historical materialism, capital-logic and class struggle, had a structuralist perspective for explaining urban development with a focus on the structure-side factors in urbanization process (Figure 2.4). It was developed as a critique of the classical urban theories. In this approach, urban growth and change is an outcome of capital-regulated considerations in the structure-agency relationship. Therefore, the inner-city urban areas accepted as built environment in which historical materialism and dialectical class struggles take place in the process of urban change.

Structuralist theory

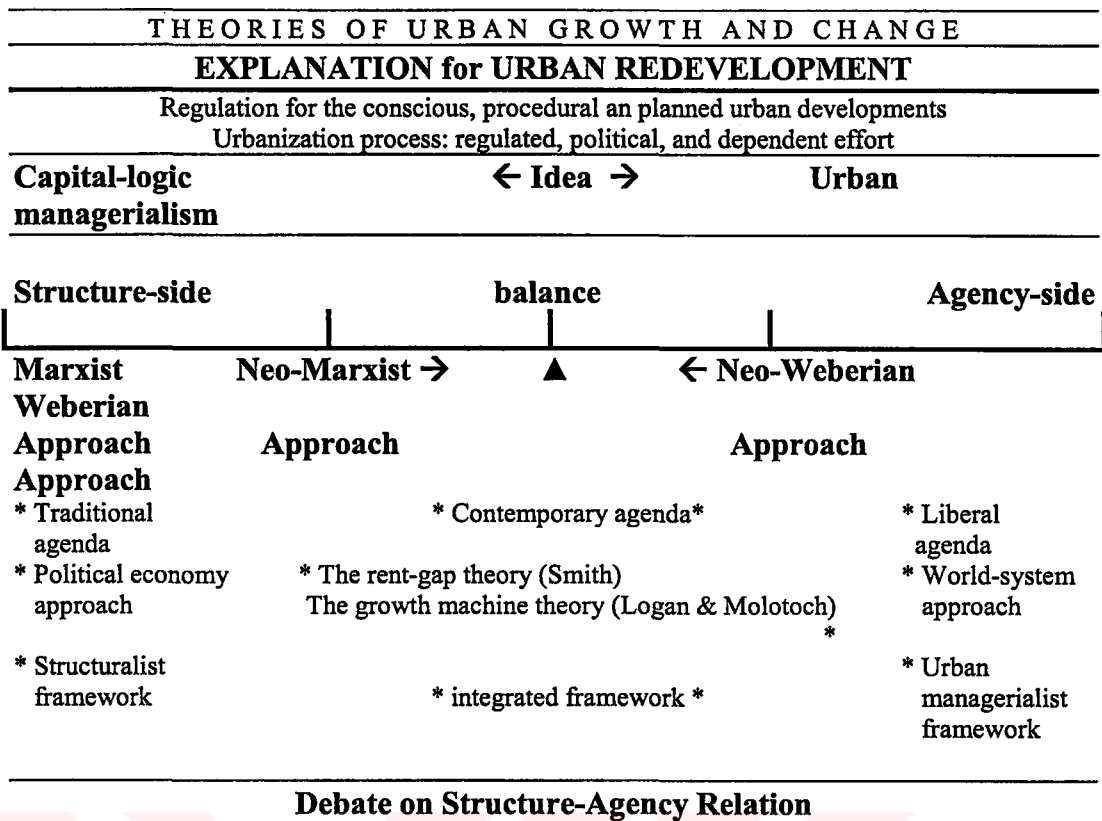


Figure 2.4: The Scale of (Neo)Marxist and (Neo)Weberian Approaches on the relationship between Structure and Agency.⁹

The Weberian view, which is based on urban managerialism and decision-making process, had a behaviorist perspective for explaining urban development with a focus on the agency-side factors in urbanization process (Figure 2.4). In this approach, urban growth and change is an outcome of decision-regulated considerations in structure-agency relationship. Therefore, inner-city urban areas accepted as spaces of urban managerialism in the process of urban change.

Structuralist theory focuses on the importance of economic relations in determining social action. It is rooted on the Marxist framework. Although, the contemporary explanations depart from the Marxist determinism and economic reductionism. “logic of capital operating in an era of global restructuring and the

class antagonism arising from the economic system” (Scott, 1980; Fainstein, 1994:259).

Marxian philosophy was based on the capital logic approach in order to put emphasis on “**structure’s emphasis/power on agency**”. Consequently, Marxian view generated a massive determinist and neo-classical idea for the built environment. And, the area of interest was focused on the systemic contradictions and class conflict for achieving a balance between system and social integration. Therefore, **structuralism and capital investment** was the main determinant in the theoretical explanations (Sayer, 1991; Keskinok, 1997).

Three distinctive but interrelated agendas in the Marxist doctrine “the consideration of epochal change, the analysis of process of accumulation within capitalist economies, and the development of a social theory capable of dealing with the full complexity of capitalist societies” (Halpern, 1997). In addition, the marxist analysis of capitalism, as an economic system, was made in order to illuminate urban phenomena which emerges between the relationship between structure and agency. Consequently, the logic of capitalist accumulation in the industrial modern city provided focusing on the linkages between economic and social structures. These linkages were also enhanced by the incorporation of an urban-spatial dimension (Halpern, 1997).

Harvey (1985), who utilizes **Marxist arguments**, uses “**the theory of the circuits of capital**”¹⁰ in order to explain **urban growth** by focusing on the motives of innovation and competition in **the process of urbanization** (Figure 2.5). According to that theory **first circuit** is the production of commodities. When there is a crisis caused by the over-accumulation, **second circuit** is charged in order to create a new opportunity by the capital investment in the built environment. This circuit is a creative force for the urban transformation in terms of urban renewal / regeneration. The **last circuit**, which is a result of the social struggle, is charged to reproduce the labour power by the scientific knowledge (Harvey, 1985, 1996). The second circuit has an important role in determining efforts for urban regeneration. And, **the inner-city decline** is identified as follows:

... the devaluation of the built environment, which viewed as a necessary part of the capitalist urban growth process. That is, along with growth there is an internal production of uneven development in the spatial patterns of the built environment. Rather than being an aberration in an otherwise equilibrating process of change, blight is built into the way in which urban development proceeds in this society” (Gottdiener, 1985:31, emphasis is added).

Therefore, Harvey put emphasis on the declined inner-city areas, which is accepted as one case of an urban phenomenon (Harvey, 1985).

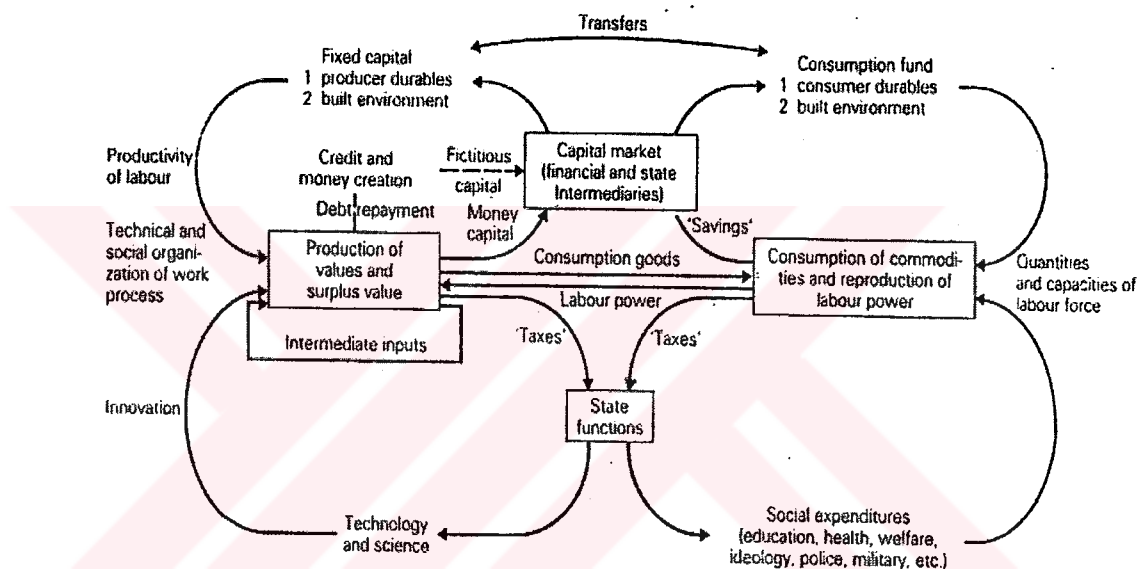


Figure 2.5: Harvey: the circuits of capital
 “The structure of relations between the primary, secondary, and tertiary circuits of capital” (Harvey, 1985:9).

Weberian philosophy was based on an atomistic liberal approach in order to put emphasis on “agency’s emphasis/power on structure”. .Consequently, weberian view , which is the critique of Marx's economism, generated the shift from relational to stratificational views of class. Therefore, urban managerialism was

the main determinant in the theoretical explanations. (Sayer, 1991; Keskinok, 1997).

Manuel Castells contributes to the issue of urban growth and change by two successive theories in order to explain (re)production of urban space. Collective consumption and community action are focal concepts in his theories on social production of urban space.

In 1970s, Castells (1972) produced “**the theory of collective consumption**” in order to explain social production of space by focusing on community action as the key feature in urban growth and change (Castells, 1972; Gottdiener, 1985). Consequently, the urban ecological approaches and the Althusserian interpretation of urban space were criticized. It was asserted that “the city is as much a product of the state as it is the economy” (Gottdiener, 1985:21). In other words, the specification of **the state-space articulation** in the process was underlined. Urban developments were explained on the interaction of threefold basis: collective consumption, urban social movements and politics (Gottdiener, 1985). Therefore, Castells put emphasis on **urban space**, which is assumed as social production, in 1970s.

In 1980s, Castells (1983) emphasized the idea of urban social movements to explain (re)production of urban space. Consequently, **the collective action theory of ‘urban social movements’**¹¹ developed by Castells (Smith and Tardanico, 1987). This approach produced an initial perspective on “the interplay of political-economic and socio-cultural dynamics at the local, national and global levels in producing **urban change**” (Smith and Feagin, 1987:87, emphasis is added). Therefore, Castells put emphasis on **community action**, which is assumed as dynamic movement, in 1980s.

In the political economy approach, urban development process is analyzed in more global conditions by outlining the process of capital accumulation and its relationship to space. In a capitalist society, **uneven development and social inequalities** emerges from the socio-spatial changes within the city resulting from

the logic of capital accumulation in the process. In addition, it asserts that “uneven growth is intrinsic to the capitalist nature of development” (Gottdiener, 1985:20). Therefore, the urban environment has become an arena for (re)production processes in which patterns of urban development are explained for the analysis of urban space (Gottdiener, 1985).

2.3. The Contemporary Urban Theories

Katznelson (1992) in Marxism and The City emphasized that, the capitalist character of the modern city (the mode of production) formulated the differentiation producing not a problem but a potential in cities (Halpern, 1997). Moreover, cities assumed as not only concentration (*focus*) of a new fragmented culture, but also progression into a *locus* for meditation of both capital and political power. Therefore, the neo-Marxist frameworks contribute to the contemporary urban theories with a new understanding on the political economy of urban space (Halpern, 1997). In addition, **the neo-Marxist and the neo-Weberian urban theories**, which are the contemporary approaches, has emerged as modified versions of the innovative neo-classical theories, based on the political economy approach and regime theory.

From 1960s to 1980s, **Neo-Marxist and Neo-Weberian Approaches** are emerged as modified versions of innovative neo-classical urban theories. After 1980s, **the contemporary urban theories** are used to illustrate urban growth by critical and law-explaining manner. **Urbanization process** has accepted as a (global) capital-regulated, political and dependent on power relations to emphasize dialectical relationship between the structure and agency (Figure 2.4). **Urban growth** has based on the de-industrialization idea and capital-circulated urbanization processes. In urban space, the politico-economic processes and power relations have been the major units to explain a regulation/principle/code for **urban change**. Therefore, **transforming urban space** has been considered as a **design problem** in the current theoretical frameworks.

Parallel to the change in the political and economic motive in 1980s, there were two significant **planning approaches** for the urbanization process. These were equity planning and strategic planning approaches. And, each of them utilized a specific idea for urban regeneration. Therefore, the approaches were accepted as an alternative approaches as a result of producing criticism.

The equity planning approach, which is accepted as an alternative to the traditional and the neo-classical planning approaches, has had an efficient role in urban regeneration process after the 1980s. Equity planning put emphasis on **the issues of public interest and urban inequalities**. It could be accepted as a mediation-based pragmatic version of an action-based revolutionary/idealistic advocacy planning approach, i.e.:declined manufacturing cities as Cleveland, Boston, San Francisco (Fainstein, 1996a; Lecture notes of CP 371 at METU, 1999).

However, **the strategic planning approach**, which is also accepted as an alternative to the current comprehensive planning approach, has become a leading motive in urban regeneration process after the 1980s, especially after the 1990s. In contrast with all-embracing objectives of the comprehensive planning, the strategic planning approach put emphasis on **the issues of restructuring and programmatic tasks**. Fainstein (1996) asserted that “it represented a way to privatize the style of public planning without privatizing public ownership”, i.e.:inner-city areas of metropolitan and/or world cities as London and New York (Fainstein, 1996a:263; Lecture notes of CP 371 at METU, 1999).

In the contemporary urban theory, various **concepts** are utilized as a focus of urban transformation. And, these concepts are concentrated on the issues related to **urban change** in the metropolitan city, the world city, and the tourist-historic city. Moreover, these concepts are utilized in order to identify **transforming urban spaces** in their **context**. Therefore, analysis of these concepts provides why the concept of **urban conservation and historic preservation** has become one of the major issue after 1980s.

It is claimed that **the influence of post-industrial idea on urban space is reflected the urban policies in the 1980s**. They underlined **enterprise zones** as the British innovation under the Thatcher regime. Consequently, these zones both included and provided a specific impetus for urban transformation in metropolitan cities (Deakin and Edwards, 1993). Enterprise zone is identified as follows:

Enterprise zone:An area of declining or derelict land, usually within an inner city, which is chosen for rejuvenation (*regeneration*). Private enterprise is attracted by such inducements as concessions (*area monopoly/ recognition*) on land development tax and local council tax, 100% capital allowance, a general speeding up of procedures, and a relaxation of planning regulations. Enterprise (*activity/ venture/ speculation/ risk*) zones were introduced in the 1980s in tandem with the British government's emphasis on small business, and these highly localized initiatives were designed to replace in part the much larger Development Area, which had been part of British regional policy since the 1930s (Mayhew, 1997 in Electronic source¹², 2002, italics are added).

In addition, the **enterprise zone** is also defined as follows:“these are designated geographic areas where firms were rewarded for investments with a variety of tax incentives, regulatory relief, and access to financing” (Fainstein, 1994:8).

It is asserted that **the global restructuring of capitalism in cities produced different types of urban transformation after the 1990s**. And, those cities were ranged in global urban hierarchy with a specific status in accordance with the integration of advanced producer services to the networking market (Hall in Scott, 2001). Consequently, there are **four main types** of urban transformation in the World Cities as follows:

The traditional downtown center: it is “based on walking distances and served by a radial public transportation center. This serves the oldest informational services (banking, insurance, government) and is found *in the cores of old cities*:the City of London, Chalet-Les Halles, Downtown Manhattan, Maronouchi / Otemachi.

A newer business center:It is “often developing *in an old prestige residential quarter*, and serving as the location of newer services that have expanded in the twentieth century, such as corporate headquarters, the media, new business services (advertising, public relations, design):London's West

End, the 16e arrondissement, Midtown Manhattan, Akasaki / Roppongi”.

Internal edge city:It is “resulting from pressure of space in traditional centers and speculative development in old industrial or transport land, now redundant, near to them:London Docklands, La Defense, World Financial Center, Shinjuku”.

Specialized subcenters:“... These take a great variety of forms and locations:some are on reclaimed or recycled land close to the traditional core, some are older centers, formerly separate and independent, that have become progressively embedded in the wider metropolitan area (Oxford, Cambridge, Uppsala, New Haven). Some of these may take new functions:...the emergence of the Cambridge region as a major high-technology center (“Silicon Fen”) since 1970 (Hall in Scott, 2001:74).

It is emphasized that **the development strategies for inner-city historic areas** influenced the urban regeneration process. These areas were found in the Downtown and emerged as a result of **the de-industrialization process after 1980s**. Consequently, **the festival market places** classified as a specific type of transformation based on architectural intervention in urban space (Robertson, 1997). The “festival market places” is defined as follows:

“These **urban specialty centers** (*festival marketplaces*) are usually found in warehouse district, industrial buildings or on new constructions, or railroad stations, and more often located close to water, either a harbourfront or riverfront. They either rely on adaptive reuse of older buildings or on new construction that attempts to blend to blend in architecturally with the historical district. Often these facilities are situated on the edge of downtown in areas that are in urgent need of revitalization ... A **festival marketplace** contains a mix of small unique shops, interesting restaurants and entertainment that are integrated into a distinctive historical setting” (Robertson, 1997:390, emphasis and italics are added).

It is asserted that **the concept of tourist-historic city** has become a specific type of urban transformation classified as the leading issue in the heritage city, especially **after the 1990s** (Ashworth and Tunbridge, 1990, 2000). Ashworth and Tunbridge (2000) put emphasis on **tourism** in terms of urban redevelopment of inner-city historic areas as follows:

“...three axioms, namely that **tourism** in its various forms has played, and continues to exercise, a critical role in the

development of such resources; while conversely that **historical resources** form an equally critical part of a growing tourism industry; and that the symbiosis of the two has become a major activity of cities and a major force in the design and structure of **the modern city**" (Ashworth and Tunbridge, 2000:3).

It is underlined that "History has become heritage, heritage has become an urban resource, and this resource supplies a major '**history/heritage industry**', which shapes not merely the form but the functioning and purpose of **the 'commodified city'**." (Ashworth and Tunbridge, 2000:2, emphasis is added). Consequently, "the tourist-historic city" was identified as follows:

The tourist-historic city is, or can be viewed as:

1. both a form and function. It is a particular sort of urban morphology but also, and increasingly, an urban activity.
2. both a particular type of city and a specialized morphological-functional region within a city.
3. both a particular use of history as a tourism resource and a use of tourism as a means of supporting the maintenance of the artifacts of the past and justifying attention to the historicity of cities (Ashworth and Tunbridge, 2000:3, emphasis is added).

Therefore, the planning and design of the transforming area has linked to the consumption pattern, mainly based on tourism, in the contemporary city.

All these concepts identifying urban transformation as well as planning approaches emphasizing difference in the urban regeneration process signal a **change in politico-economic motive after 1980s**. Consequently, the contemporary urban theories differ in **content** for explaining urban growth and change in this changing context.

Regime theory, produces regulations between the liberal and structuralist formulations. the importance of the decision-making such as dominant ideology, agenda setting, access networks, and the hidden power are the major areas of investigation in the theoretical framework. Thus, the regime theory generates a debate on the social bases of conflict and cooperation in development, which are related with racial differentiation and ideological forces (Fainstein, 1994:262-263).

Consequently, **the regime theory** discovers the structural biases within the political economic system of capitalism that is directed the redevelopment process (neo-Marxist approach) by giving priority to political and ideological factors. Therefore, regime theory is not a formulation but an enforcement of the 'collective aims' of the business elite (neo-Weberian approach) on the issue of urban redevelopment (Sayer, 1984; 1991, Schwab,1992).

In 1970s, the regime theory was utilized in order to explain regulations behind the correlation between economic growth and urban redevelopment. Consequently, **Molotoch and Logan (1976)** utilized "**the growth-machine theory**" in order to explain urban growth and change "through the collaboration of land-based interest searching for increases in exchange values of land" (Özdemir, 1999:5). In other words, **regime theory** utilizes a framework in order to underline the neo-liberal economic policy in the context of globalization process. By that way, theoretical frameworks explain **the development of market**, in order to adapt itself to the world-city **formation** since 1980s (Özdemir, 1999). Therefore, the interest on urban policy and capital investment has become major determinant in the urban regeneration process under public-led partnerships.

Liberal theory, which is a neo-marxist approach, focuses on the importance of choice in producing redevelopment scenarios. These scenarios are divided into categories as economic or political in shaping redevelopment activities. (Fainstein, 1994:258-259). Consequently, Keating (1993) utilized the "theory of development coalitions" in order to relate specific interest for urban redevelopment in the process. In other words, **liberal theory** utilizes a framework in order to relate redevelopment strategies in to the restructuring process. By that way, theoretical frameworks explain **the integration of market** in to the new regulation after 1980s (Özdemir, 1999). Therefore, the interest on rent has become major determinant in the urban regeneration process under public-private partnerships.

Keating (1993)- uses **the theory of the development coalitions** in order to explain urban redevelopment by focusing on the politics of redevelopment in the

impact of public-private partnerships within a comparative framework (Özdemir, 1999:6-8). The argument is based on the capacity of partnership model, producing scenario for the process in national context. Therefore, the regime and the politics of urban redevelopment is underlined by the characteristics of the national/local context, not in global context. This put emphasis on the significance of the locale having a specific context and partnership model in the process.

Neil Smith (1996), who utilizes **Neo-Marxist arguments**, uses “**rent-gap theory**” in order to explain urban redevelopment by focusing on the impact of public subsidies on economic growth and the benefits from it in the urban regeneration process. The neo-Marxist arguments debate the character of the investment market in real estate, and therefore the strategies of the actors by focusing on **the theory of rent** (Fainstein, 1994:261-262). Consequently; the (de)valorization of capital in the built environment in urban restructuring, and the changed urban life-style in the form of gentrification resulting from the urban regeneration process are **the main issues** in the rent-gap theory (Smith, 1996).

It is claimed that **the reasons for the urban regeneration** are dependent on developments and processes. This **dependency** both establishes and underlines the need for an explanation of the distinctive **aspects** of gentrification and urban restructuring (Smith, 1996). In other words, **the processes in urban restructuring** are basically rooted in four directions/factors. These directions are focused on the manifestation of rent-gap¹³, the capital accumulation¹⁴ and the capital circulation¹⁵ in urban space and the process of gentrification¹⁶. Therefore, the urban regeneration process has a **socio-spatial dimension for urban space** in the rent-gap theory.

Table 1.3: The Summary- Theories of Urban Growth and Change on the concept of Urban (Re)Development¹⁷

THEORIES OF URBAN GROWTH AND CHANGE ON THE CONCEPT OF URBAN (RE)DEVELOPMENT			
	CLASSICAL URBAN THEORY	NEO-CLASSICAL URBAN THEORY	CONTEMPORARY URBAN THEORY
DOMINANT PERIOD	1920s to Postwar	1950s to 1960s-1980s	After 1980s
METHOD	to explain urban growth by a positivist and law-giving method.	to emphasize urban growth by a more critical and law-explaining method.	to illustrate urban growth by a critical and law-explaining manner.
STYLE	Orthodox Formulation	Radical critique	Liberal interpretation
INNOVATIVE IDEA	Classical urban thought	Marxist & Weberian approaches	Growth-machine theory
ITS CRITIQUE	Chicago School approach	Neo-Marxist and Neo-Weberian approaches	Theory of Development coalitions Rent-gap theory ?
URBANIZATION PROCESS	as self-regulated, automatic adaptation to achieve functional and determinist land-use patterns.	as capital-regulated, political, and dependent effort to formulate instrumental and causal relationship between structure and agency	as capital-circulated, political effort and dependent on power relations to emphasize dialectical relationship between structure and agency.
PLANNING APPROACH	Comprehensive	Advocacy	Strategic
TRANSFORMING URBAN SPACE	Not a design problem Land-use	design problem structure-agency	capital related design problem
INNER-CITY URBAN SPACES	transitional zone	"inner-city zone of transition" "the twilight zone"	"The traditional downtown center" "A newer business center" "Internal edge city" "Specialized subcenters" "Enterprise zone" "Festival market places"
Urban growth	Modernization and industry-led urbanization	De-centralization and capital-regulated urbanization	De-industrialization and capital-circulated urbanization
Urban change	Land-use	Built environment	Urban space
REGENERATION IDEA	Restructuring by the organization of land-use patterns	Urban Renewal – Radical reconstruction	Urban Revitalization- Historical preservation
REGENERATION MOTIVES	Postwar reconstruction programs – Urban renewal approach Socio-economic development Rebuilding,	Market and historic quality Tourism industry Restructuring	Rent and cultural quality Tourism and heritage industry Restructuring
EVALUATION	Formula for the spontaneous, natural and unplanned urban developments	Regulation for the conscious, procedural and planned urban developments	
	DEFINITION FOR URBAN DEVELOPMENT	EXPLANATION FOR URBAN REDEVELOPMENT	

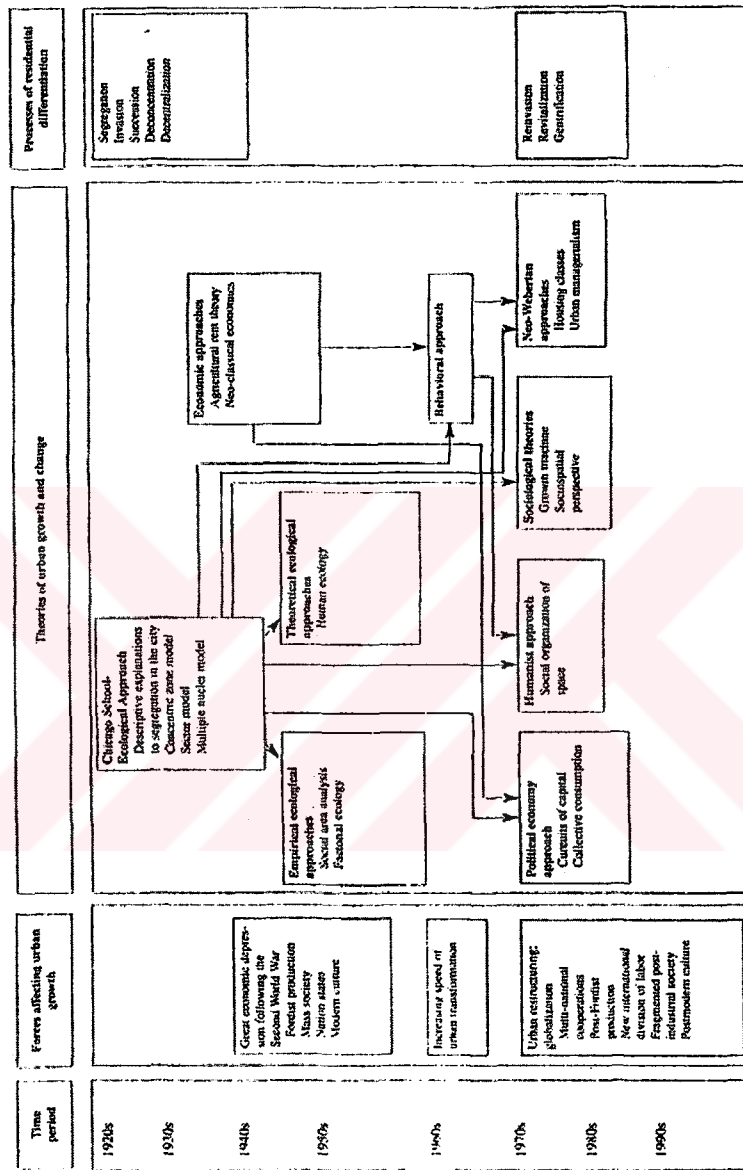


Figure 2.6: "Theories of Urban Growth and Change" (Uzun, 2001: 41).

Endnotes

- ¹ “those interventions” is referred to the urban regeneration activities *resulting from developments in the conditions for urban space by the scientific approach*.
- ² In this categorization, major stimulations are from Scott and Dear, 1981 as well as interviews with Assoc.Prof. Dr. Keskinok and Assist. Prof.Dr. Erendil, 2002.
- ³ These groups were determined also by the interviews with Assoc.Prof. Dr. Keskinok and Assist. Prof. Dr. Erendil on the subject of “theories of urban growth and change”. 2002.
- ⁴ In this evaluation, major stimulations are from Smith and Feagin, 1987 and from the Lectures of Tekeli in CP 522 at METU, 2001 as well as interviews with Assist.Prof.Dr. Erendil, 2001, 2002 and Assoc.Prof.Dr. Keskinok, 2002.
- ⁵ In this schematization, major stimulations are from interviews with Assist. Prof. Dr. Erendil on the subject of “classical urban theories”, and from Keskinok, 1997. 13-15.
- ⁶ The urban ecological perspective can be clarified by the following definitions:
Urban ecology:“the connection between human ecology and urban sociology became the subject of a separate discipline within the social sciences and was known as urban ecology” (Uzun, 2001:26).
The Urban Ecology approach:“the city is defined as an environment like the found in nature. Natural forces shape the independent parts of the environment. Competition for scarce urban resources, like land, is an important force” (Uzun, 2001:26).
- ⁷ The five concentric circles in the Burgess’ model are as follows (Burgess in Park, 1925):
Zone I was the loop, the central business district, which was the CBD as the center of economic activity.
Zone II was the zone in transition as the encircling downtown area, which was being invaded by business and light manufacture. This zone was the area of deterioration.
Zone III was the zone of working men’s homes as inhabited urban area by the industrial workers desired to live within a close access to their business.
Zone IV was the residential zone as the exclusive restricted districts of high-income groups. Apartment buildings and single-family dwellings were characteristic elements in this zone.
Zone V was the commuters’ zone as the major transportation routes to the city. It consisted of suburban areas, satellite cities with a distant proximity to the CBD.
- ⁸ Halpern (1997) quoted “the rupture” in order to emphasize the theoretical progress in the history of modern city from Katznelson, *Marxism and the City*, 1992:11.
- ⁹ In this schematization, major stimulations are from interviews with Assist. Prof. Dr. Erendil on the subject of “neo-classical and contemporary urban theories”, and from Keskinok, 1997:15-27, and also from Smith and Feagin, 1987.
- ¹⁰ This analysis on Harvey’s “theory of the circuits of capital” was quoted from the individual study for *Student Research Paper* for ARCH 511. Gürler, “Presentation of the Thematic Review: The Dialectics of Social and Environmental Change”, 2000.
- ¹¹ Castells developed this theory in his famous book The City and The Grassroots in 1983. Berkeley:Univ. of Cal. P, 1983.
- ¹² Electronic Source:<http://www.xrefer.com/entry/609171>. May, 2002.
It is quoted from Mayhew, Susan. A Dictionary of Geography. Oxford:Oxford UP, c1997. Italics are added.
- ¹³ It emerges from the inequality of the rent value of land in the process of urban growth and change (Smith, 1996).
- ¹⁴ It is provided by the growth of labour resulting from the de-industrialization of capitalist economy (Smith, 1996).
- ¹⁵ It is performed by the movements/flows of capital resulting from the continuous (de)centralization (Smith, 1996).
- ¹⁶ It is emerged by the changes in society and consumption patterns resulting from the transformations in urban services and land-use (Smith, 1996).
- ¹⁷ Individual summary.

CHAPTER 3

TYOLOGY OF URBAN REGENERATION CASES: TYPES OF URBAN REGENERATION APPROACHES

The story (*the typical redevelopment scenario*) goes as follows: In the past twenty years almost all the major metropolitan areas of the advanced capitalist world have been affected by changes in the national and international economic system ... In both advancing and declining cities, growth has been a contested issue, and groups have mobilized to affect population and capital flows, either to limit or attract development (Fainstein, 1994:5, italics are added).

Urban redevelopment efforts have taken place within the larger framework of the hypermobility of capital and intensified national and international economic competition (Fainstein, 1994:9).

In this chapter, worldwide global models/types of urban regeneration are considered. General distinctiveness is investigated by considering the effects of political and financial processes on the planning approaches in the interventions for urban redevelopment. Therefore, the typology of urban regeneration process/practice is studied in order to figure out the leading distinctive approaches and efforts in different parts of the world in different time periods. Although there are some general trends related to the conjuncture in different periods, differences are manifested owing to the particularities of various locales, in other words, contingencies.

Urban transformation of inner-city urban areas emerged in 19th century Europe under the urban renewal approach in the form of rebuilding. The reason behind the urban transformation was mainly based on urban growth. There were

two basic motives for urban regeneration in the 19th century. The first one, which was achieved by **the urban policies**, was the 1851 social housing programs and sanitation projects under public leadership. This was based on the 1851 Housing Act in the U.K. Consequently, the strategy of urban renewal included slum clearance and rebuilding. The other one, which was achieved by **the development operations**, was the Hausmann operations between 1851 and 1873 under public leadership in Paris and it was based on reconstruction, which reflected the decision of the planner himself and the ideology of Napoleon. Consequently, the strategy of urban renewal included massive expropriations, clearance and rebuilding (Scott, 1980). Moreover, “In the 19th century Haussmanian operations were further consolidated with formalist aesthetics of past neo-classical styles” signifying **power relations** (Günay, 1999: 56). In addition, these two motives became the origins of property-led and commerce-led urban regeneration schemes in the early 20th century.

Throughout the world, there is a **shift in politico-economic motive** from national development to global integration in urban planning within time. Therefore, **urban regeneration approaches in the world** can be divided into **four main categories** with reference to their systematic basis (Summary Matrix 3.1).

- In the first category, development-led autonomous political economy of the world led to an **urban renewal approach** intended for modern cities. There are different approaches in this respect: the City-Beautiful approach, Bauhaus approach and CIAM approach. There is a difference on the perception of urban renewal; in the first two approaches, clearance and rebuilding and in the third functional segregation and historic preservation gained importance.
- In the second category, industry-led united political economy of the world led to an **urban rehabilitation approach** intended for industrial cities. There are also different approaches such as UNESCO and ICOMOS approaches. In both industrial and socio- economic development is the primary motive but ICOMOS concentrates on historic preservation and urban conservation.

- In the third category, redevelopment-led liberal political economy of the world brought about an **urban revitalization approach** intended for post-industrial cities. All the current organizations such as UNESCO, CORDIS and ICOMOS as well as HABITAT gave importance to urban revitalization, which included land-use changes for recovery of urban space, historic preservation and urban conservation.

- In the fourth category, capital-led integrated political economy of the world turned into an **urban regeneration approach** intended for world cities. In this case, urban regeneration included restructuring programs mainly through private investments.

These categories generally correspond with particular **periods** in which these **approaches** become prevalent due to the national and international conjuncture. These periods and their general characteristics will be analyzed in the following sections under **the urban regeneration process in the world**.

3.1. Urban Regeneration In The World: Four Successive Periods

Urban growth and change in the world can be categorized into four main successive periods due to the politico-economic motive in urban planning within the urbanization process. Moreover, each period has a significant approach for urban regeneration (Summary Matrix 3.1). These periods are:

1. The post-war reconstruction of cities-I and industrialization (1910-40),
2. The post-war reconstruction of cities-II and de-centralization (1940-60),
3. The formation of world cities and de-industrialization (1960-80),
4. Global restructuring of cities (1980-present).

The general characteristics of these periods can be summarized in the following way:

**1. The post-war reconstruction of cities I and industrialization
(1910-1940)**

The Modern Movement and Urban Renewal Approach

The modern movement-oriented industrial development of cities after World War I (1914-18) and the existence of autonomous political economy produced urbanization of nation-states in the World. (Summary Matrix 3.1).

In **1910s**, the **City-Beautiful** idea-oriented urban renewal approach emphasized planning principles for monocentric ideal cities. Squares, boulevards, open public spaces and green parks were the focal spaces of transformation in cities.

In **1920s**, the international modernist image-oriented urban renewal approach emphasized development programs for modernization. These were utilized for planning and architecture of the modern city, e.g. **Bauhaus movement**.

In **1930s**, the **CIAM** historic heritage-oriented urban renewal approach emphasized planning principles for modern functionally segregated cities. Inner-city areas were focal spaces of transformation in the Heritage City.

**2. The post-war reconstruction of cities II and de-centralization
(1940-1960)**

The Industrial Development and Urban Rehabilitation Approach

The industrial development-oriented de-centralization in capitalist cities after World War II (1939-45) and emergence of authoritative unified political economy produced urbanization of labor power in the World. (Summary Matrix 3.1). Inner-city urban areas and urban rehabilitation (based on capital accumulation and industrial development) became important points of action.

In **1940s**, the industrial modernist image-oriented urban rehabilitation approach emphasized the public and social housing programs. These were utilized for inner-city areas of the industrial cities.

In 1950s, the capitalist industry-oriented urban rehabilitation approach emphasized the redevelopment programs. These were utilized for the CBD and downtown areas in the capitalist industrial cities.

3. The formation of world cities and de-industrialization (1960-1980)

The Post-Modern Movement and Urban Revitalization Approach

The post-modern movement-oriented de-industrialization of cities after the 1969 and grassroots movements together with the rise of liberal political economy produced urbanization of capital in the world. (Summary Matrix 3.1). Inner-city urban areas and urban revitalization (based on capital circulation and collective action) gained importance.

In 1960s, the model cities-oriented urban revitalization approach emphasized the historic preservation and urban conservation programs. These programs were utilized for historic inner-city areas of the capitalist cities.

In 1970s, the post-industrial formation-oriented urban revitalization approach emphasized the recovery of urban space by tourism industry. Inner-city areas were focal spaces of transformation in post-modern heritage city.

4. The global restructuring of cities (1980-present)

The Post-Industrial Development and Urban Renaissance Approach

The post-industrial development-oriented restructuring of cities after 1980 and collective political economy intended for post-industrial cities in the globalization process produced mobilization of capital in the world (Summary Matrix 3.1). Inner-city urban areas and urban renaissance (based on capital circulation and market symbolism) became important.

In 1980s, the post-industrial market-oriented urban renaissance approach emphasized the redevelopment programs. These were utilized for declined industrial (historic) inner-city areas in world cities.

In 1990s, the post-industrial rent-oriented urban renaissance approach emphasized the restructuring programs. These were utilized for cultural historic inner-city areas in global cities.

These periods also correspond to another kind of urban regeneration typologies, which can be identified according to the reasons of transformation. These can be summarized as follows:

- The service-led urban regeneration scheme,
- The property-led urban regeneration scheme,
- The commerce-led urban regeneration scheme,
- The revitalization-led urban regeneration scheme in which historic preservation-oriented, urban conservation-oriented, and tourism-oriented objectives are involved as diverse associated schemes in the process.

These schemes will be discussed as the cases from different parts of the world are analyzed in different periods. Each period has different context in terms of urban regeneration process. After 1960s, the context of the urban regeneration process differentiated from the previous periods. By the service-led urban regeneration scheme, inner-city historic areas started to gain importance. And until 1980s, property-led and commerce-led urban regeneration schemes mainly included utilization of service sector, office development and historic protection as combined strategy. After the 1980s, inner-city historic urban areas became focal spaces of urban regeneration.

3.1.1. PERIOD I: The post-war reconstruction of cities I and industrialization (1910-1940) *The Modern Movement and Urban Renewal Approach*

From 1910 to 1940, main approach in urban regeneration was urban renewal in the World. The modernization movement of 1910s provided a basis

for the birth of modern city, based on the Fordist system of industrial mass production. The World War I (1914-18) resulted in post-war reconstruction of cities (Laçiner, 1996; Günay, 1999). In this period, urban regeneration was based on property-led development. The strategy of urban renewal program was based on the method of rebuilding. This method was achieved in the form of mass reconstruction via demolishing deteriorated urban areas.

The City-Beautiful approach of 1910s was criticized as producing imaginary urban pattern by disregarding function and historic heritage in favor of aesthetics in modern cities. The City-Beautiful movement had its roots in the north American cities of the 1890s (Scott, 1980). The concept “beautiful” is based on the dichotomy between the natural and the picturesque. And, the ideal forms and landscape elements were utilized as major tools in transforming the urban space. Bauhaus and Team X produced the pioneering reactionary consideration for functional urban planning (Günay, 1999). Therefore, the international movement of 1920s produced a new concern for planning and architecture of modern cities although the 1929 world economic crisis resulted in stagnation in urbanization process. The CIAM movement in the second half of 1930s created initial principles for modern, functionally segregated city and preservation of historic heritage of cities (Günay, 1999). Consequently, the strategy of historic preservation became an urban regeneration scheme in this period. The method was the restoration of historic urban pattern.

In the 1920s, the international modernist image-oriented urban renewal approach became predominant. The postwar reconstruction of cities-I together with industrialization based on Fordist economy, and urbanization of nation states provided a base for property-led urban regeneration scheme as a (primitive) strategy of urban renewal in the form of clearance and rebuilding.

The Bauhaus movement (1919-1933) emerged under the modern movement of the early 20th century. There was a reactionary approach in urban planning in

order to provide **an avant-garde** and **functional concern** for modern cities. Consequently, the Bauhaus idea was mainly represented by Walter Gropius via “employing Futurism as well as the use of geometric systems of abstract material forms as internationally valid principles”¹ (Lefebvre, 1974; Nesbitt, 1996).

Lefebvre (1974:124-126) emphasized that the Bauhaus group had the ‘**historic**’ **role** in conceptualizing the **space** in **practical action**. It was achieved by a temporal sequence in social space. Consequently, the Bauhaus group concentrated on solids and voids. For **solids** (built environment), the geometric perspective, which symbolized a new consciousness of space, and the massive façade, which contained political interpretation, were utilized as the major methods in the urban growth process of the 1920s. For **voids** (environment to be developed), design codes, which were colonized in “global space”, were utilized as the major method in the urban change process of the 1920s and onwards. Lefebvre (1991:125) defined the term “**global space**” as follows:

Global space established itself in the abstract as a void waiting to be filled, as a medium waiting to be colonized. How this could be done was a problem solved only later by the social practice of capitalism: eventually, however, this space would come to be filled by commercial images, signs and objects. This development in turn result in the advent of the pseudo-concept of the environment (which begs the question: the environment of whom or of what?)

Therefore, the Bauhaus movement produced an initial concern on “the worldwide, homogeneous and monotonous architecture of the state, whether capitalist or socialist” (Lefebvre, 1974: 126). The most important contribution of the Bauhaus ideology was creation of a linkage between the rational, rigid rules of planning (practical knowledge) and the irrational, flexible interpretation of planning (creative imagination). Therefore, the Bauhaus idea produced basic avant-garde principles for functional urban planning (Nesbitt, 1996). In other words, the Bauhaus movement both produced function-oriented avant-garde principles for modern cities, and opened a path for criticizing aesthetic-oriented ideal imagination of the City-Beautiful approach.

At the end of 1920s, **the CIAM movement** appeared by meetings in order to make a critique of the modern city, which created chaos and disorder. In addition, the CIAM movement resulted in the shift from rational comprehensive planning to functional participatory planning approach by considering the progress of the 'means and ends rationality' in the modern movement of the 20th century. Six significant themes generated the main idea in the manifestations of CIAM (Le Corbusier, 1973):

1. formulation of a new regulatory urban legislations for political purposes,
2. establishment of an urban hierarchy based on economic action and areal differentiation,
3. formulation of new social order balancing individual liberty in communicative action,
4. use of rationality within a functional planning approach,
5. sun, space and verdure as the main criteria for vertical city approach in urbanism, and
6. habitation, work, circulation, recreation, and historic heritage as the main functions in urbanism.

Until 1930, two assemblies were organized by **CIAM** in order to notify and originate a new approach for planning and urban design. Consequently, the CIAM historic heritage-oriented urban renewal approach became predominant for the inner-city urban areas in **the 1930s**. The first congress of La Saraz in 1928 was to declare manifestation of CIAM on the themes of economy, urbanism and architecture in relation with the state and the public opinion. The **CIRPAC** (the International Committee for the Recognition of Contemporary Problems of Architecture) was established in order to guide the CIAM by tasks, methods and analysis. CIRPAC concentrated on explaining the contemporary architectural problems, describing the modern architectural idea, and operating the idea in technical, economic and social spheres. The second congress in Frankfurt in 1929 was to debate the low cost housing as the new rational type of housing for the family. Property-led urban growth was provided by the typology of housing (i.e.,

single-family, two-family, multiple family). Moreover, the main determinant in this hierarchical typology was economic efficiency (Le Corbusier, 1973).

The **CIAM** movement presented by five **congresses** between 1928 and 1935 and a workshop study in 1937. The third congress in Brussel in 1930 was to debate the development of rational housing for generating a new form of habitation by studying urban growth in vertical dimension (height of buildings). The 1930 congress resulted in criticizing the modern city, either ideal or garden city, in order to provide an increase in open spaces by the higher apartment buildings. Therefore, **planning approach** was shifted from horizontally assembled to vertically segregated city (Le Corbusier, 1973).

The 1933 Athens Conference was the fourth congress of **CIAM** in order to debate the functional city as the home of man by analyzing different cities. The Athens Charter was organized with two objectives; first one was to criticize the chaos of the cities and second was to establish a manifesto that liberated ideas on urban design in the modern movement. The **CIRPAC** organized a program for the analysis of thirty-three cities in eighteen countries in order to find out the problems. Consequently, the Athens Charter put an emphasis on the crisis of humanity resulting from the chaos created by the modernist approaches in both rural and urban areas. Therefore, “The Home of Man” was considered as the key-cell of a harmoniously organized society (Le Corbusier, 1973: 26). The Home of Man was a functional and sociable housing, which was designed for the family, and which was a generator of stimuli for both individual and collective power (Le Corbusier, 1973).

In addition, **the 1935 Paris Conference** was the fifth congress of **CIAM** in order to debate the capacity of a modern city form as a habitation for creating the relationship between the Housing and Leisure, namely the City (urban) and the Country (rural). Therefore, the trio, which were sun, space, and verdure, became basic requirements of urban planning and design under the “the essential joys” (Le Corbusier, 1973; Günay, 1999). Consequently, the 1937 CIAM-France

workshop group concentrated on the problems of habitation and public health posed by the reconstruction of the destroyed/devastated cities after the World War I (Le Corbusier, 1973).

The Athens Charter utilized a framework, which comprised of some political, economic and social considerations for physical planning, in order to provide order in cities. In addition, the CIAM suggested a set of solutions to the current problem of cities in the areas of operation on habitation, work, circulation (traffic), recreation (leisure) and the historic heritage of cities. These areas assumed as the major functions in the city. The main method for the solution was to segregate functionally and to create hierarchy in urban areas (Le Corbusier, 1973). The **significance** of the CIAM idea -which was based on the 1933 Athens Conference- was that it introduced **the concept of historic preservation** in urban growth and change of cities.

3.1.2. PERIOD II: The post-war reconstruction of cities II and de-centralization of urban growth (1940-1960) *The Industrial Development and Urban Rehabilitation Approach*

From 1940 to 1960, main approach in urban regeneration was urban rehabilitation in the world. This method stems from institutionalization of national powers for peace and social-economic progress. The establishment of international unions², UN in 1942 and EC in 1945, generated a basis for development of modern city in the world system of **1940s** (Electronic sources, 2002). And, before WWII, manufacturing/industrial cities came across with **the inner-city decline** as a result of the economic stagnation deriving from the 1929 World economic crisis. Thus, capital investment in **downtown redevelopment** in the postwar period emerged as a **new strategy** to capture a share in both regional growth and international competition (Fainstein, 1994:177). Consequently, the World War II (1939-45) resulted in post-war reconstruction of cities. Therefore, UNESCO, established in 1946, produced initial regulatory principles³ for planning and architecture of cities (Electronic sources, 2002). In the 1940s, there

were **three different types as urban regeneration schemes**. First scheme was property-led urban growth based on the idea of industrial de-centralization. The strategy of public and social housing programs was rooted in the method of urban renewal. Second scheme was commerce-led urban change based on the idea of economic revival. The strategy of urban rehabilitation programs was rooted in the method of infrastructural development. Third scheme was revitalization-led urban regeneration. On the other hand, the strategy of urban renewal programs was still rooted in the method or urban renewal in the form of rebuilding within inner-city areas.

In addition, the criticism to CIAM idea, based on functional segregation and zoning of function in the city, enforced the avoidance from **three urban problems**⁴. First problem was related with producing a **homogenized urban fabric** by assembling similar city functions. Second problem was related with generating a **fragmented urban entity**. Third problem was related with **social isolation and alienation from urban life**. Therefore, the objective was to create an integrated urban entity having social contact in the period of post-war reconstruction of cities.

In the 1940s, the most noticeable impetus for urban regeneration was to formulate urban policy in accordance with a change in the politico-economic motive (Smith and Feagin, 1987: 74-76).

Urban policy is formulated to correct for market failure brought about spatial imbalances and to spur economic development. For example, in order to provide space and funds for **urban revitalization**, UP has consisted of **programs** such as urban renewal (in the 1950s and 1960s, particularly) and housing” (Glickman in Smith and Feagin, 1987: 78, emphasis is added).

Consequently, the rehabilitation programs for inner-city areas under public and social housing movement of UNESCO in the **1950s** produced a preliminary concern⁵ for urban revitalization of the capitalist modern city (Electronic source, 2002). In the 1950s, there were **two different schemes in the urban regeneration approach**. First scheme was commerce-led rehabilitation based on

the idea of socio-economic revitalization. Accordingly, the strategy of CBD and downtown redevelopment programs and the strategy of community renewal programs became major methods in this scheme. Second scheme was service-led urban regeneration based on the idea of economic growth. Subsequently, the strategy of CBD became a main method in this scheme.

In the 1940s, the industrial modernist image-oriented urban rehabilitation approach became significant. Establishment of UN in 1942 and EC in 1945 opened a path for united politics and aimed at producing principles for decentralization-led capitalist economy. During the years of postwar II, the Fordist system of production was the only solution for economic development and for getting out of the crisis. Therefore, industrial development-oriented decentralization for socio-economic progress gained importance, while the concept of historic preservation lost importance in cities. The main actor in this effort was UNESCO, which was established in 1946. The significance of the 1940s in terms of contribution to the urban regeneration process was as follows:

- **the pioneer of property-led urban regeneration scheme**

The 1949 public housing programs produced under federal renewal program of public leadership in the US. The objective of these programs was to overcome urban disorganization and to provide balanced urban growth by the (proactive) strategy of urban renewal. This objective was based on the 1949 Housing Act (law) and produced two initial strategies in which the first one is in social and the latter one is in economic dimension in urban regeneration process. Implementation of urban renewal resulted in displacement of poor minority residents. This achievement became the strategy of community renewal in latter periods. And, use of vacated land for commercial, high-rent residential and institutional purposes. This achievement became the strategy of CBD and downtown redevelopment in latter periods in the US (Scott, 1980; Fainstein, 1983).

In the 1950s, the capitalist industry oriented urban rehabilitation approach became predominant. The post-war reconstruction of cities-II together with socio-economic development, and revitalization of CBD and downtown areas provided a base for commerce-led urban regeneration scheme as a (complex) strategy of urban rehabilitation. Although, the method was still rooted in urban renewal strategy of the former period. The **significance** of the 1950s in terms of *contribution to the urban regeneration process* was as follows:

- **the pioneer of revitalization-led urban regeneration scheme**

The 1954 categorical and separate programs produced public housing and urban renewal programs under subsidized partnership. This objective was based on the 1954 Housing Act (law) in the US. Consequently, the (complex) strategy of urban renewal was based on slum clearance and rebuilding (Scott, 1980; Fainstein, 1983).

3.1.3. PERIOD III: The formation of world cities and de-industrialization (1960-1980) *The Post-Modern Movement and Urban Revitalization Approach*

From 1960 to 1980, main approach in urban regeneration was urban revitalization in the world. There were two different trends in urban revitalization approach. First method stemmed from institutionalization of preservation actions and second trend stemmed from the effects of social movement and economic crisis.

The establishment of UNESCO-ICOMOS in 1965 generated a basis for historical preservation and urban conservation in the capitalist cities. Although, the socio-economic redevelopment agenda for the CBD and Downtown areas under Model Cities Program of the US in the 1960s, produced radical (physical) regulations⁶ for historic inner-city areas (Electronic source, 2002). In the **1960s**, there were **two contradictory types as urban regeneration schemes**. First scheme was commerce-led revitalization. Accordingly, the strategy of “model

cities” program was –still- based on the idea of urban renewal (rebuilding). Second scheme was preservation-led revitalization, and this became a main approach of ICOMOS (in the 1970s). Subsequently, the strategies of historic preservation and urban conservation were based on the idea of remodeling architectural, natural and cultural environment. And, the methods were restoration and protection.

The 1969-Grassroots Action in France led to a new concern for historical preservation and urban conservation under post-modern movement. And, the 1971 Global Oil Crisis initiated the birth of post-modern city, which is based on Post-Fordist system of industrial batch production. International organizations put emphasis on the geography of difference (Harvey, 1989). Therefore, in 1972, the world cultural and natural heritage program by UNESCO and the architectural historical preservation program by ICOMOS developed regulatory (socio-economic) principles for historic inner-city areas. Further in 1975, the Conservation of Towns program by ICOMOS and the European architectural heritage program of EC developed categorical regulatory principles for historic inner-city areas. In addition, by the establishment of UN-HABITAT⁷ in 1978, regulatory agenda⁸ for sustainable development and conservation of historical and cultural heritage opened a path for an advanced approach in urban growth and change (Eke and Özcan, 19..; Cengiz, 1995; Electronic sources, 2002). In the 1970s, urban regeneration was based on **preservation-led revitalization in three different interpretations**. First scheme was based on the method of heritage programs by UNESCO and EC. Second scheme was based on the method of conservation programs by ICOMOS. Thus, the strategy of community renewal was rooted in the method of social rehabilitation programs in former types. Third scheme was based on the method of protection programs for urban fabric by HABITAT. This method achieved by the strategy of sustainable development, which rooted in the method of balanced growth.

In the 1960s, the model cities-oriented urban revitalization approach became significant. De-centralization of industry together with the principles produced for historic preservation and urban conservation by UN-ICOMOS provided a concern for revitalization of inner-city areas. In addition, there were two pioneer urban policies launched in the US in order to establish regulations for the concept of urban regeneration in 1966. The **significance** of the 1960s in terms of contribution to the urban regeneration process was as follows:

1. the pioneer of commerce-led urban regeneration scheme

The 1966 “model cities” program aimed at developing downtown areas under supervised partnership. The program produced the (proactive) strategy of urban renewal –which was criticized as ignoring the historical and natural value. The legal basis of this program was based on the 1966 Demonstration Cities Act (law) in the US (Scott, 1980; Fainstein, 1983).

2. the pioneer of preservation-led urban regeneration scheme

As a result of increasing concern for protection in the community, historic places started to receive national registration in 1966. The concept of protection was put in achievement under sustained leadership by the (complex) strategy of historic preservation. The objective in this achievement was based on the 1966 National Historical Preservation Act in the US (Fainstein, 1983).

Consequently, there were two challenging urban regeneration schemes for inner-city urban areas in the 1960s. The first one was commerce-led urban regeneration scheme in which the strategy of urban renewal was the focus. The other one was preservation-led urban regeneration scheme in which the strategy of historic and natural protection was the focus.

In the 1970s, the post-industrial formation-oriented urban revitalization approach became predominant. De-centralization of industry in 1960s from center to

peripheral location provided potential areas in cities to be redeveloped. And, de-industrialization movement in cities increased a concern on the revitalization of inner-city declined areas. In addition, the 1972 World Heritage Program of UNESCO provided introduction of social-economic concerns for inner-city historic areas in urban redevelopment. Therefore, service sector was the most efficient factor shaping the content of the restructuring process. The **significance** of the 1970s in terms of contribution to the urban regeneration process was as follows:

- **pioneer of restructuring-led urban regeneration scheme**

The 1974 community development program produced principles for revitalizing the declining and/or de-industrialized cities (as well as designated spaces having historic quality). The objective in the plan was achieved under supervised partnership by the (proactive) strategies of historic preservation and urban conservation and community rehabilitation. Legal basis of this objective in the programme was based on the 1974 Housing and Community Development Act in the US (Fainstein, 1983).

After 1974, there have been **changes in the political-economy agenda of the world** as a result of 1971 Global Oil crisis which led to de-industrialization movement. Consequently, **the post-Fordist production system** gained importance due to the network relations between capitalist cities and industrial regions of batch production. Therefore, the change in the production system (the shift from Fordist to Post-Fordist production system) produced **formation of the World Cities**.

Moreover, **urban redevelopments of inner-city areas** were accepted as a **solution** to overcome the negative consequences of the crisis. In other words, there was an increased interest for capital investment in built environment by public and private sectors. Therefore, **“second circuit of capital”** was utilized in the urban regeneration process. The **significance** of this consequence for “the

circuits of capital” in terms of contribution to the urban regeneration process as follows:

- The 1975 (public) investment programs for acquisition of land under public leadership was produced in order to limit the enhanced gain of private developers. This objective produced/contributed land speculation activities in urban regeneration process. Objective in this program was based on the 1975 Community Land Act in the UK. Local authorities acquire the land needed for development at a price below the market value. Although, private developers purchase the land from the local authority at market rents. This produced speculative increase in the land prices (Fainstein, 1983).

In order both to control this **speculative increase** and to redevelop **declined inner-city areas**, the public agency produced an authoritative program for the process.

- The 1977 urban development program under supervised partnership and/or private leadership aimed at to revitalize inner-city areas. The strategy of multi-function land-use development became an urban regeneration scheme. Legal basis of this achievement was the 1977 Urban Development Action Grant (Fainstein, 1983).

Consequently, **the role of state in public-private partnership models** produced **specific types of public agencies in urban redevelopment**. The redevelopment agencies (**RAs**) is American type of partnership model. It comprised of government offices, the department of city planning in local authority and secondary agencies (private sector). In addition, The regional development agencies (**RDAs**) is also European interpretation of RAs. Both of partnership models convey a national strategy for urban renaissance and regional economic strategies for urban restructuring. Although, the basic **difference** between RAs and RDAs is the type of strategic contribution for sustainable regeneration designed by these models. **RDAs** aimed at distributing a redevelopment agenda in active contribution whereas **RAs** aimed at distributing a redevelopment policy

by passive contribution (Judd and Parkinson, 1990; Fainstein, 1994). The reason behind this difference is rooted in preferences determined by political system. America has a federal whereas Europe has central political system. Therefore, partnership models differ in content by the interpretation.

Europe followed American type redevelopment programs until 1978 for restructuring cities. Although, the economic crisis in 1978 led to production of a new policy for promoting private interest in the process. Not only service, but also several (economic/ commercial) sectors were involved in the process. The **significance** of this 'new policy' in terms of contribution to the urban regeneration process as follows:

- **pioneer of commerce-led urban regeneration scheme** under private leadership- **UDCs** (Urban Development Corporations) and **URCs** (Urban Regeneration Companies) in the form of planned process. The 1978 urban revitalization programs produced a new concern to regenerate inner-city areas. The (proactive) strategy of private investment under private leadership became a brand new scheme for redevelopment efforts. Legal basis of this program was the 1978 Inner Urban Areas Act in the UK (Fainstein, 1994).

Consequently, **the role of State in private leadership models** produced specific **types of semi-public companies in urban redevelopment**. The urban development companies (**UDCs**) is American type of partnership model. It is an effective approach to regeneration because the UDCs act as a regional catalyst producing strategies for urban regeneration and development. It is a market-oriented form of regulatory control (Judd and Parkinson, 1990). And, the urban regeneration corporations (**URCs**) is European type –precisely, the UK approach-of partnership model. The characteristics of URCs are identified as follows:

Urban Regeneration Companies (**URCs**) have been promoted by the government and established by local partners, in order to achieve a **focused, integrated regeneration strategy** for key towns and cities. They produce a powerful and

coherent single vision for the future of their entire area and then co-ordinate its implementation (Electronic source⁹, 2002, emphasis is added).

It was a new approach to regeneration because the URCs act as a national catalyst producing strategies for property-led regeneration and development. The URCs internal structures make investment more efficient (Judd and Parkinson, 1990; Fainstein, 1994).

In Period III (1960-1980), inner-city historic urban areas became involved in the urban regeneration process by **the service-led urban regeneration scheme** although the emphasis was mainly on the restructuring of economy of transforming central-city in order to redevelop these declined areas. Therefore, the politico-economic motive in this period organized the process either to redevelop/restore the CBD and downtown area (i.e.: Detroit and New Haven) or to produce/create a new office district in peripheral locations while making the historical core the command and control space of the city (i.e.: São Paulo). Consequently, urban design approach differentiated due to the context of the process and the characteristics of the localities/contingencies.

3.1.3.1. The service-led urban regeneration scheme: Detroit

Detroit case is a typical example for **the planned process** of central-city redevelopment under public-private partnership in the U.S. The reason behind urban regeneration was to transform Detroit from declined (auto) manufacturing city to self-service city. It was a response to the uneven development; therefore, metropolitan scale revitalization was aimed under comprehensive planning approach (Fainstein, 1983).

Organizational of the process is based on the theme of commerce-led restructuring in order to provide managed “new urban renaissance”. Consequently, the strategies of corporate center and community renewal were

based on office-based development in the city. Spatial level of the process was achieved by subsidized-partnership. The federal government provided subsidies and encouraged logic-investment priorities while the labor unions, mainly the United Auto Workers (UAW), supported urban revitalization to provide alternative industrialization in the city. Developments plans resulted in neighbourhood gentrification in Detroit (Fainstein, 1983).

3.1.3.2. The service-led urban regeneration scheme: New Haven

New Haven case is a prototype for the **mixed process** of inner-city redevelopment which was initiated as planned process under public leadership and then turned into unplanned process under private-led partnership in the U.S. The reason behind urban regeneration was to transform New Haven from declined manufacturing city to service city. It was a response to the uneven development; therefore the district scale revitalization was aimed under strategic planning approach (Fainstein, 1983).

Organizational of the process was based on the theme of CBD development and downtown revitalization in order to provide socio-economic restructuring. Consequently, the strategies of CBD and human renewal were based on urban renewal program in the city. Spatial level of the process was achieved by sustained leadership. The federal government, especially the Redevelopment Agency of New Haven provided enforcement programs and new building codes to provide the rebirth of business climate and to retain middle class after the 1960s. Progrowth coalition, which was an executive-centered coalition, aimed at providing urban redevelopment with a project to convert a deteriorating area into an entertainment district. In other words, the urban design approach was rooted in the radical land-use changes for socio-spatial redevelopment and the conservative interest formation for financial recovery in order to rebuild the CBD and downtown area.

In the 1970s, the legal basis of the process was based on the 1977 Urban Development Action Grant (UDAG) proposal. Thus, the private sector provided finance for the project. Development programs under public-private partnership resulted in community control over ethnic minority and lower-income groups. Therefore, there appeared a community resistance in the form of street-fighting pluralism (Fainstein, 1983).

3.1.3.3. The service-led urban regeneration scheme: São Paulo – Mexico

São Paulo case is an illustrative example for the **mixed process** of inner-city redevelopment which initially emerged as an unplanned process of community action and then developed as a planned process of government intervention in Brazil. The reason behind urban regeneration was to transform São Paulo from manufacturing city to the center for advanced producer services. It was a struggle to integrate the city in global economy; therefore the formation of new office district was aimed.

Organization of the process was based on the theme of global integration in order to provide economic restructuring. Consequently, the strategy of office district was based on providing urban redevelopment of the city. Spatial level of the process was achieved by the specific community action in the form of capital investment to the built environment. The unplanned and spontaneous emergence of a new office district along the Avinenda Marginal Pinheiros, which is an undeveloped location, resulted in expansion of city from the core to the southwest periphery in the mid-1970s. These changes created two consequences on the built environment of inner-city in 1980s. First, manufacturing activities removed from the (historic) core. Second, the commercial property boom in the market increased the demand for office spaces. (Magalhães, 1998).

In the 1980s, organizational of the process was based the theme of (inter)national centers. Consequently, the strategy of office boom at peripheral locations and of

dominating center at core locations was based on providing specialized service centers of the global economy. Spatial level of the process was achieved by supervised partnership in which the agency is comprised of corporate-owner occupiers, private individuals and small firms having company pension funds. Therefore, inner-city (historic) urban areas became the specialized service centers of the global economy by private developers and the command and control spaces of the city by the public sectors under supervised partnership (Magalhães, 1998).

As a result, the Historical Core¹⁰, Avinenda Paulista¹¹, and Avinenda Marginal Pinheiros¹², which is later called as new frontier, were revitalized (Magalhães, 1998). In other words, the service-based urban redevelopment efforts formulated a spatial pattern in which offices of command and control functions, financial establishments and producer-service firms cluster in and around the core of the metropolitan area.

3.1.4. PERIOD IV: Global restructuring of cities (1980-present) *The Post-Industrial Development and Urban Renaissance Approach*

From 1980 and onwards, main trend in urban regeneration was urban renaissance in the world. There are two different sub-variants of this trend in urban renaissance approach in post-industrial cities. While the first trend stems from the post-modern movement, second trend stems from the globalization process and economic crises. The post-modern movement at the beginning of the 1970s provided a basis for the development of world cities in the 1980s. And, the socio-economic revival agenda for historic inner-city areas under preservation and conservation programs of UNESCO and EU generated regulations for international programs. Therefore, revitalization of settlement program by ICOMOS in 1982, and the protection of European architectural heritage program by EU in 1985 developed architectural principles for historic inner-city areas and put emphasis on tourism industry. The 1987 crisis in UK stock market resulted in

temporary stagnation in urban regeneration process. Therefore, the conservation of historic towns and urban areas by ICOMOS in 1987 produced regulatory principles for post-industrial heritage cities. The **significance** of the 1980s in terms of contribution to the urban regeneration process was as follows:

- **pioneer of preservation-led urban regeneration scheme** to stimulate and encourage private investment in the form of mixed-process.

The 1981 tax credit programs aimed at producing continuation of the historic preservation projects. Therefore, the projects of rehabilitation and adaptive-re-use are promoted under subsidized partnership in the historic preservation-led process. Legal basis of this achievement was the 1981 economic recovery tax in the US (Fainstein, 1983).

As noted above, in the 1980s, the **post-industrial market-oriented urban renaissance approach** became predominant. The globalization process together with the development of world cities, based on post-Fordist economy, promoted the service and preservation-led urban regeneration scheme as a (proactive) strategy of urban renaissance in the form of historic protection. Inner-city (historic) urban areas became focal spaces of urban regeneration as a result of the increasing concern on the office development. By that way, world cities become involved in the restructuring by service sector. It is claimed there is a shift from state-centric orthodoxy to non-state-centric heterodoxy in social sciences as a result of the growing importance of the process of globalization (Lin,1999:670). This caused decrease in public leadership whereas semi-public and private involvement to the process is increasing. Therefore, public-private partnerships gained sufficient impetus in urban regeneration processes in the world.

Sassen (1991) claims that in **world cities**, there is only one dominating city, which is the focus of command and control functions, and financial activities. **Dominating cities** are the globalization arenas, in which regeneration efforts for integration to the global economy are made for capturing a status in the global

urban hierarchy. These structural determinations, symbolized by the capital investment, produce development strategies for the urban space, especially, in the form of redevelopment programs and projects in the central areas of the city (Fainstein and Gordon, 1992; Scott, 2001).

Global city-regions which are identified as world cities “command and control centers” as a result of the new international division of labour by Friedmann (1986), and which are identified as global cities defined as “postindustrial production sites” as a result of the critical serving of global capital by Sassen (1991). Consequently, **the capacity of global city-regions and uneven development** have been analyzed in order to define the context of cities in the new urban order which is based on post-Fordist relations.

The Globalization and World City (GaWC) inventory of world city research is led by Taylor and Beaverstock at the University of Loughborough. The study focuses on defining the global capacities of cities. Hall (2001) claims that, the concept of global city-region¹³ is utilized for categorizing cities in a global urban hierarchy by relating comparative rankings of mutual relationships between the systems of cities (Scott, 2001, Appendix A). **Criteria** for classifying world cities in global urban hierarchy rooted in producing **three levels of service presence for each sector**: (i) a prime center at least has three producer services, (ii) a major center has two producer services and (iii) a minor center has only one producer service (Beaverstock, Smith and Taylor, *Cities*. 1999). The result¹⁴ is an inventory of world city-ness ranging from 1 to 12 by categorizing them into **Alpha, Beta, and Gamma world cities, and Cities in the formation processes** (Hall in Scott, 2001: 70. Appendix A.1, Figure A.2, Figure A.3 and Figure A.4). The importance of the GaWC inventory is to investigate “**uneven globalization**” of cities in which inter-city relations show tendency to monopolization in the capitalist economy (Beaverstock, Smith and Taylor, *Cities*, 1999; Hall in Scott, 2001: 73).

Although these are the general trends, there are **contingencies** in different locales which are reflected as varying manifestations on space. It is claimed that “While the process and outcomes of redevelopment are broadly confined by the social relation of capitalism, the resolution of conflicts can differ in different places, with dissimilar results for comparable population groups” (Fainstein, 1983: 245). In other words, although two of the major initiators of redevelopment activity, the state and capital, are important in practice, the contingency and actors in the redevelopment activity produces difference in the content of and consequences for urban redevelopment efforts.

The globalization process of the 1980s and restructuring of global cities in the 1990s provided development of **service sectors** (advanced producer services) in cities. Not only the city, but also the integration of the services to international markets gained importance for capturing a place in global urban hierarchy. (Fainstein, 1983; 1996b) Therefore, **urban spaces** as *focus* have tended to become places as *locus*. And, socio-economic revitalization agenda for historic inner-city areas provided regulations for integrated programs. Therefore, the conservation of cultural heritage program by ICOMOS in 1992 produced cultural principles for **restructuring of historic inner-city areas** at and increased the importance of tourism industry for the process. The 1990s crisis in Japan stock market caused a temporary stagnation in urban regeneration process. Thus, the Istanbul declaration of HABITAT in 1996 and the cultural tourism program by ICOMOS in 1999 emphasized principles for restructuring the historic inner-city areas by tourism and culture.

In the **1990s**, the post-industrial rent-oriented urban renaissance approach became significant. The restructuring process together with the development of localities encouraged the service and preservation-led urban regeneration schemes as a (proactive) strategy of urban renaissance in the form of historic preservation and urban conservation. Inner-city (historic) urban areas became focal spaces of urban regeneration as a result of the increasing concern on historic inner-city areas. By that way, world cities struggled for capturing a place in the market by

heritage tourism. The **significance** of the 1990s in terms of contribution to the urban regeneration process was as follows:

- **pioneer of service-led urban regeneration scheme** to provide managed growth.

The 1991 fund programs aimed at providing financial resource for the projects due to the job-creation potential in the urban area. The department of commerce has become a major figure for sustained leadership by the strategy of corporate center in this program. Legal basis of this program was the 1991 economic development administration (EDA) (Fainstein, 1994).

In Period IV (1980 to present), the major emphasis was on the inner-city urban areas in the urban regeneration process by **the property-led and the commerce-led urban regeneration schemes**. The inner-city historic urban areas became focal spaces in the urban regeneration process by **the revitalization-led urban regeneration scheme**.

3.1.4.1. The property-led urban regeneration scheme: New York-Times Square and London- King's Cross

The property-led urban regeneration scheme is based on the idea of massive land-use changes either by relocating or by revitalizing existing land-uses (Fainstein, 1994).

New York – Times Square:

The case of Times Square in New York is an illustrative example for **the mixed process** of inner-city district redevelopment. This case emerged as an unplanned process of community action then evolved into a planned process of government intervention. The reason behind urban regeneration was to transform the 42nd Street in midtown Manhattan, which was a low-rise and low-rent district in close

proximity to the prestigious locations of the city. As a result, inner-city area is transformed from a marginal district to office dominated urban center (Fainstein, 1994).

In the **1970s**, urban regeneration process was initiated as an **unplanned process** under **community action**. This was a community response to the urban decline emerging from the rent-gap. Spatial level of the process was achieved by the **middle-income groups**, composed of the residents, business owners and community leaders. The urban regeneration in the 42nd Street, which is the heart of Times Square, stimulated **private developers and design groups**¹⁵ at the end of the 1970s.

In the **1980s**, urban regeneration process turned into a **mixed process** under **supervised partnership**. Organizational level of the process was based on the **office-based development** in order to provide both public benefit and higher tax-revenues. Consequently, the (complex) strategy of building renovation and rehabilitation of transportation system as well as the method of design codes for streetscape were utilized for achieving this theme. Spatial level of the process was achieved by the competition project for master and local plans which had specific urban design approaches. The New York government and the city's UDC determined requirements for the projects. **The master plan** for the Westside Manhattan, which was obtained by competition, reflected the new office vision and the city's zoning regulations in the form of architectural guidelines. Consequently, the design criterion of **the Cooper-Eckstut Design firm** was to produce a lively streetscape, which is achieved by producing design codes for building-setbacks and building heights, glass street walls, large neon signs (the method of design codes). The major physical evidence of urban transformation was becoming a high-rise (56 stories) district (Fainstein, 1994). **The local plans**, which were also obtained by competition, were limited with several requirements, such as construction of a wholesale market, renovation of historic buildings (theaters), rehabilitation of the subway station. Consequently, local plans were based on the strategies of land-use relocation, of property renovation,

and of design codes for streets, facades and architectural elements. **George Klein** (urban designer) produced a massive scale development project for the office section and **Philip Johnson** and **John Burgee** (architects) designed four huge and high-rise structures on the corners of the square (Fainstein, 1994). In the mid-1980s, the city's EDC and the 42nd Street Redevelopment Corporation (public agencies) and private developers organized a project in order to redesign Times Square. However, series of lawsuits and other suspensions discouraged the process and created a delay in the implementation until 1992. Therefore, private sector participants departed from the project and the UDC became ineffective in the realization as a result of lack of funding and of office-use demand (Fainstein, 1994).

In the 1990s, urban regeneration process evolved into a **planned process** under **public leadership**. Organizational level of the process was still based on the office development, although the theme was to support the urban image of the 42nd Street. Consequently, the (proactive) method of design codes was utilized for encouraging the prestigious atmosphere of urban space. The governmental department of City Planning (public agency) involved in producing **the new midtown zoning**, which included the limit on building heights, a sign ordinance for entire district, and equal distribution of permissible entertainment-related functions to all buildings instead of adult entertainment center. The theater industry dominated the entertainment-related spaces. In addition, **the new design**, reorganized by Burgee in "the neon and honky-tonk atmosphere", incorporated leveled building sections, postmodern silhouette, asymmetrical grids, angled roofs as well as reflective surfaces in blue and green glass, and multicolored neon signs (Fainstein, 1994). This new design symbolizes the collective consumption directed, radical approach in the urban redevelopment efforts.

Criticism to planning and design is received from four spheres. First is the public body utilizes financial return rather than design used as a criterion. Second is urban planning approach is not comprehensive and project boundaries are too limited. Third is urban design approach is not contextual and it does not conforms

to the city's zoning regulations. Fourth is proposed architecture does not correspond to the existing architecture. Massive redevelopment efforts received many criticisms from the community. Therefore, the modest scheme as an alternative would have been the tourism-oriented revitalization scheme based on the strategy of the multi-function urban redevelopment. By that way it would have been possible to produce a renovated row of theaters and restaurants along with low-income residential projects (Fainstein, 1994).

London – King's Cross:

The case of King's Cross in London is a typical example for the **planned process** of inner-city industrial land redevelopment. The reason behind urban regeneration was to transform the centrally located tract in Northern London, which was railroad land in Camden. As a result, inner-city area was transformed from railroad land to the office dominated urban center under strategic planning approach (Fainstein, 1994).

In the 1970s, urban regeneration process was initiated as a **planned process** under **sustained leadership**. This was a regime decision emerging from the recognition of the capital producing potential of the railroad land for public benefit. Legal basis of this effort was the Inner Urban Areas Act of 1978. At the spatial level, this process was pursued by the **property owners**, which included British Rail (public agency) and the privatized National Freight Consortium (semi-public agency). The spatial upgrading and establishment of positive business climate stimulated private developers and design groups in the mid-1980s (Fainstein, 1994).

In the 1980s, urban regeneration process turned into a **mixed process** under **public-private partnership**. The organization was based on office and service improvement in order to provide multi-functional redevelopment. Consequently, the (complex) strategy of office development was utilized to realize this theme. Spatial level of the process was achieved by the competition project, having a

comprehensive program to restore the land, organized by the Camden Council (a consultant public agency). The British Rail determined the requirement which included manufacturing, retail, housing and recreational activities, and the privatized National Freight Consortium; and the Rosehaugh Stanhope Development (private agencies) provided financial support for the project. Consequently, the planning criterion of **the London Regeneration Consortium** (the URC) was to produce massive scale office development by reducing the low-income social housing stock. **The 1987 master plan** was produced by Norman Foster in which office, residential, retail, hotel and public facility uses were involved in 5.25 million square feet area (Fainstein, 1994). Therefore, the process was discouraged by **the property owners' resistance** to urban design approach in the project.

In the 1990s, urban regeneration process evolved into a **planned process under public leadership**. This was an (proactive) regime decision to the property owners' resistance. At the spatial level, this process was done by **the public coalitions** which included the Railway Lands Community Development Group (public organizations) and the Barlett School of University College of London (semi-public institutions). **The alternative plan** included manufacturing, retail, housing and recreational activities. Also, the scale and density of the original project was reduced, and the devoted proportions modified for different users. The process was discouraged both by **the community resistance** to possible outcome of social filtration in the project and by **the conflict** between public and private actors. Therefore, **the revised proposal** which met with the requirements of urban conservation and adequate construction techniques as well as with the community consensus was approved in 1992 (Fainstein, 1994).

Criticisms were received from two spheres. First, the public body utilizes financial return rather than design used as a criterion. Second, reduction in the low-income social housing stock created social filtration (Fainstein, 1994). Therefore, multi-functional development with respect to the different user groups were accepted as the modest regeneration scheme for King's Cross.

**3.1.4.2. The commerce-led urban regeneration scheme:
New York-Battery Park and
London-Docklands**

The commerce-led urban regeneration scheme is based on the idea of economic restructuring either by long-term redevelopment or by private capital investment.

**New York - Battery Park:
The commerce-led urban regeneration scheme**

The case of Battery Park City in New York is an illustrative example for the **planned process** of central-city redevelopment under **public-private partnership**. The reason behind urban regeneration was to transform the southern tip of Manhattan, which was in close proximity to the Wall Street area. As a result, inner-city area was transformed from a landfill to the most prestigious corporate address as a symbolic space in Manhattan, New York.

After the **1960s**, urban regeneration process was initiated as a **planned process** under **the sustained leadership**. During the process of organization, there were strategies which were based on the confrontation between the financial center (Rockefeller and the Downtown Lower Manhattan Association) and subsidized housing (the Local Authority). This was a **regime struggle** for urban redevelopment emerging from the conflicting political authority. Therefore, the process was discouraged by the conflict in the municipal authority in the 1960s. At the spatial level, this process was managed by **the 1969 master Plan** produced by **the Battery Park City Authority (BPCA)**, which envisioned the area as a modernist new town. Therefore, the infrastructural upgrading aimed at providing the massive scale gradual residential development in the **1970s**.

In the early **1980s**, urban regeneration process turned into a **planned process** under the **public -private partnership**. Organization of the process was based on the theme of office development in order to make the urban area an engine of economic growth. At the spatial level, the process was conducted by the New

York UDC and the BPCA with the corporate center strategy. The new **master plan** envisioned the areas as an integrated center. The plan offered a traditional urban image by utilizing architectural styles unique to New York, and proposed a street-level grid in order to provide view corridors from Lower Manhattan to the Waterfront. Consequently, the urban project proposal of the Olympia and York (O&Y) real estate company received tax subsidies granted under the Industrial and Commercial Incentives Program (ICIP) in order to construct a group of structures for the World Financial Center on 6.3. million square foot area. Architectural projects of the office complex was designed by Ceaser Pelli, a post-modern architecture. Winter Garden, which was vaulted atrium acting both as an indoor courtyard and outdoor plaza, in the midst of the office building forms a gateway to a shopping mall. In 1992, Residential Section, which received tax exemption for ten years, had been envisioned as housing units at market rate but it was constructed as luxury condominiums and expensive rentals.

In the 1990s, urban regeneration process evolved into a **mixed process** under **subsidized partnerships**. This was an action to benefit from the market. Economic efficiency of the urban redevelopment efforts stimulated other private developers to construct high-rise apartment buildings by following the **Cooper-Eckstut design guideline**. This **method of design codes** comprised of the typical New York architecture, traditional façade and gridiron pattern in order to produce the typical architectural residential sections and traditional façade styles along the street line.

Criticism to planning and design is received from four spheres. First, urban renewal efforts in the form of planned urban developments formulated the city as a theme park, which become the new realm of the city. Second, even though the redevelopment project created a sense of place, it has a Disneyesque quality as a result of being too luxury, too faultless and too unreal. Third, urban design and architecture of the site was purely semiotic representing generic history or generic modernity and advertising the idea of imageability. Fourth, even though

the diversity of land-uses and architectural design codes created a sense of livable space, the urban space had homogeneous urban character in which social exclusion of low-income group emerged (Fainstein, 1994).

In the 2000s, urban regeneration processes came across with a tragic event, which was a plane crash to the twin towers in the Battery Park City. Alternative of this symbolic space is uncertain in the present time.

London Docklands/Canary Wharf Project-UK The commerce-led (residential) urban regeneration scheme

This is an illustrative type for planned process of the industrial waterfront redevelopment. Docklands, in which there were manufacturing and the port-related activities, is located on the part of East London, which borders the Thames. Urban transformation of inner-city industrial district can be explained by **Harvey's theory on the circuits of capital** as a result of local authority's objective to obtain employment increase and profit from the redevelopment, and **growth machine theory** as a result of the government's objective to make Docklands as an engine of growth by creating a business center. Reason for redevelopment was to overcome the problem of urban decline and to stimulate private property investment. As a result, inner-city area was transformed from derelict industrial site to a new urban quarter by **the commerce-led residential urban regeneration scheme**. Although, it become a ghost town as a result of devalorization of property investment in 1990s.

In **1960s**, the local authority and the community leaders underlined **the economic return of re-investment** in redevelopment efforts. Consequently, their objective envisioned the strategy of massive social housing as a planned process. In **1970s**, the potential in **the method of adaptive re-use projects**, which were involved in the strategy of a mixed-use-based urban redevelopment in St. Katharine's Dock, and **the rapid increase in the property values**, which is resulted from the office-use-based urban redevelopment in Hays Wharf, increased the interest on

the inner-city redevelopment. Therefore, the Port Authority of London (public agency) recognized that the potential of inner-city real-estate redevelopment was more profitable and efficient than infrastructure investments. Although, crisis in the property market and constant decrease in the industrial labor force in the mid-1970s resulted in a stagnation period for the implementation of the redevelopment plans (Fainstein, 1994).

In 1980s, the London Docklands Development Corporation (LDDC-public land development agency) put emphasis on the inner-city redevelopment in order to promote economic development (increase in labor force and in the rent value of land) and social improvement in the area. The area was envisioned as “a new lively metropolis” in order to attract private investment. Consequently, 482 acres of the Isle of Dogs was advertised as an **enterprise zone** liberated private developers. Consequently, private developers offered **entrepreneurial proposals** to the public agency. Therefore, the Docklands area was restored by **the commerce-led urban regeneration scheme** with the private dominated partnership models. Travelstead Consortium (private agency) proposed to restore 8.8 million square foot area of Canary Wharf by **the strategy of office-based urban redevelopment**, which included financial and advanced producer services firms. In 1985, the Consortium departed from the project as a result of difficulties in the negotiations with the LDDC. In addition, the stock market's **Black Monday of 1987** caused a stagnation in the property market of Docklands and a collapse in the private residential sector (Fainstein, 1994).

In 1990s, the LDDC and the Department of Environment accepted the proposal of the Olympia and York Real-estate Company (O&Y-private land development agency), which proposed to restore 4.6 million square feet area with the same strategy. The redevelopment effort was achieved by private dominated partnership model, that turned into a divide partnership model as a result of governmental dispute. The style of the plan and architecture was produced upon the Battery Park City model. **A familiar urban image** by utilizing traditional architectural styles and **view corridors** from streets to the waterfront by utilizing

plan grids are typical characteristics of the project. **The method of design codes**, which includes leveled building sections (setbacks), traditional façade styles, street furniture elements etc., was utilized in order to create an atmosphere of an evolving city (Fainstein, 1994).

The major criticism about the redevelopment effort is that the Canary Wharf project was not an efficient project and did not provide sufficient demand for intense use with reference to several reasons. First, the cost differential between the city and the Docklands caused prestigious firm to prefer the central city locations instead of redevelopment area. Second, decrease in the local property value, resulted from the oversupply of housing stock in 1990s, caused unfeasibility of economic return in reinvestment. Third, phasing of the development at Canary Wharf received some governmental dispute as a result of urban policies. Therefore, redevelopment efforts stopped in 1994 (Fainstein, 1994).

In the case of London Docklands, urban redevelopment efforts are initiated by external and internal forces with a target on social housing in the 1960s (**planned process**). The redevelopment efforts were progressed with reference to the strategic plans of public authority with a target on office center until 1980s. After 1980s, designation of enterprise zone produced a new perspective for the redevelopment efforts by means of the private entrepreneurial proposals offered to public authority. There was a shift from public leadership models to private dominated partnership models in redevelopment efforts, which was targeted on the commercial and residential urban quarter for Docklands. In 1990s, the Canary Wharf Project was modeled upon a O&Y's previous efficient project, the BPC. This underlines the potential of urban design approach to become a dominant urban regeneration scheme. Although, the Canary Wharf project become inefficient and redevelopment efforts are stopped (Fainstein, 1994).

The Alternative urban regeneration scheme, which envisioned Docklands as a business center for London, was debated by the government in 1990s. This scheme was called as "La Défense model urban redevelopment".

**3.1.4.3. The revitalization-led urban regeneration scheme:
Atlanta, San Francisco,
New Orleans, Denver, Puebla.**

The revitalization-led regeneration scheme has two subcategories. First is based on the idea of preserving or conserving the historic quality of urban pattern and architectural elements in order to revitalize and revalorize them by heritage industry. Second is based on the idea that rebuilding them. Consequently, revitalization-led urban regeneration scheme is categorized into three different sub-types with respect to the basic idea for the urban regeneration process as follows:

1. **historic preservation-oriented scheme:** Atlanta, San Francisco
2. **tourism-oriented scheme:** New Orleans, Denver
3. **urban conservation-oriented scheme:** Puebla

**The City of Atlanta – the Northern US:
The historic preservation-oriented urban regeneration**

The City of Atlanta is an illustrative example for the **planned process** of historic district development under **sustained leadership** in the Northern US. The reason behind urban regeneration was to attract business and finance services in order to gain economic return, profit, from the “heritage machine” (Newman, 2001; Ashworth, 2001). As a result, inner-city historic urban areas are transformed both economically and physically from repulsive deteriorated urban spaces to attractive revitalized spaces with **the historic preservation-oriented urban regeneration objective** (Newman, 2001).

The process was initiated by the establishment of the Civic Design Commission of Atlanta. And, legal basis was the National Historic Preservation Act of 1966. Consequently, **the historic preservation efforts** were empowered by formulating advisory recommendation for local properties listed on the National Register of Historic Places. From 1969 to 1973, **downtown development activities and the method of urban renewal programs** were debated. In 1980s, the Urban Design

Commission focused on **historic preservation and the method of building restoration projects** in order to gain profit from the tax credits (Newman, 2001).

In 1987, a **new urban policy for the historic preservation** was produced in order to initiate a **mediation process** with the community. Main **objective**¹⁶ of the new policy is to produce contributive or competing physical development and revitalization of downtown, midtown, and similar commercial/industrial districts. Therefore, the Commission proposed the **“interim development ordinance”** in order to delay the most demolition permits and the task force produced a comprehensive historic preservation plan for the city in 1989 (Newman, 2001). The **new policy** produced three main **categories** in support of urban redevelopment with respect to the specific conditions¹⁷. The policy focused on:

- **historic preservation of landmark quality:** the landmark buildings and the landmark sites / districts were protected and promoted by the public agency.
- **historic preservation of traditional quality:** the historic building and the historic sites / districts, which have historic, architectural and cultural quality were taken under protection.
- **historic preservation of contextual quality:** a district, which were significant in city context although lack the integrity of landmark or historic quality, were taken under urban conservation

Although, this ordinance and new policy produced an **uncertainty** on the idea of economic return; i.e.: the Farlinger Building. Avoidance from the historic preservation costs and the interest on rent resulted in destruction of the building by a **fire of unknown origin** before the demolition permit. (Newman, 2001:79). **the method of adaptive reuse projects**;, was achieved in Midtown urban spaces. The Castle as a meeting center of an international company, and the Apartment building, in which a famous author lived in, as a museum were restored in Midtown. The city’s only row house, the Baltimore Block, was spared for redevelopment (Newman, 2001).

In 1990s, the **new historic preservation policy** encouraged the redevelopment efforts in the city even though the conflict between the public and the private on

the changes in property tax assessment and values. However, **the fact** was that the historic district designation caused neither decline nor rapid increase in property values, but stabilized the value of property in historic neighborhoods. (Newman, 2001). In 1990s, there were two main types of urban redevelopment efforts in Atlanta as follows:

- **the service-oriented scheme:** The proximity to government and business offices attracted new residents. Therefore, the method of adaptive re-use was promoted by the federal historic preservation tax credits and local property tax subsidy; i.e.: a block of Mitchell Street, which was a commercial downtown area of the landmark district.
- **the mixed-use-oriented scheme:** The advantage of economic return attracted new enterprises, residents and tourists. the strategies of the adaptive re-use and renewal projects, and of the design codes were utilized under the national public program and entrepreneurial private proposals.

In both, **design codes** for urban redevelopment provided increase in **the quality of urban space** by renovated facades, improved sidewalks, enhanced street furniture, organized street-scaping and night-scaping, Urban design approach was more contextual, but rather more incremental (Newman, 2001).

In the case of Atlanta, urban redevelopment efforts are initiated by the City council in order to revitalize the city both economically and physically. Legal basis for this initiation is the National Historic Preservation Act of 1966. In 1970s, the issue of historic preservation is put under programs and projects in local arena by means of publicly dominated partnership models. Although, conflicts between public authorities produces resistance to the historic preservation efforts. In 1980s, Tax incentives created impetus for urban redevelopment efforts. Numerous inner-city urban areas, which received the historic designation, were put under historic preservation program. Economic efficiency of the urban redevelopment efforts stimulated interest of developers and property owners. In 1990s, developers and property owners involved not only in the historical inner-city urban preservation, but also in the old industrial districts.

San Francisco - The US:
The historic preservation-oriented urban regeneration

San Francisco case is a typical example for **planned process** of inner-city redevelopment under **supervised partnership** in the US. The reason behind urban regeneration was to transform San Francisco from industrial city to service and corporate center. It was a response to the uneven development to benefit from the crisis of industrial capitalism; therefore massive scale urban revitalization was aimed under strategic planning approach (Fainstein, 1983). As a result, inner-city historic urban areas are transformed both economically and physically from repulsive deteriorated urban spaces to attractive revitalized urban places under **the historic preservation-oriented urban regeneration scheme**.

Organization of the process was based on the theme of historic preservation in which urban policy programs and investments were used to overcome problems of urban decline. Consequently, the strategies of service and tourism-led development aimed at socio-spatial renewal. The method of community development strategy was utilized in order to mobilize the local interest for social rehabilitation, while the urban renewal and rehabilitation projects were produced in order to improve the historic quality in the city. The San Francisco Redevelopment Agency (the RA) supported these efforts by investment programs (Fainstein, 1983). Historic preservation plans resulted in (re)production of urban space in San Francisco.

Ghiradelli Square was one of the reproduced urban spaces by the theme of festival market place under supervised partnership in which community action provided a support in the process (Fainstein, 1983; Robertson, 1997). The strategy of historic preservation-oriented urban redevelopment was utilized in relation with the tourist-historic city concept (Ashworth, 2001). **Ghiradelli Square** was transformed from an old chocolate factory into a series of small shops, restaurants, and craft vendors by placing these actives around a large open space (Robertson, 1997).

**New Orleans - The US:
The tourism-oriented urban regeneration**

New Orleans case is an example for the **planned process** of central city redevelopment under **supervised partnership** in the US. The reason behind urban regeneration was to transform New Orleans from declined port-city to revitalized tourist-city. It was a response to the uneven development in order to benefit from the cultural uniqueness of the locality; therefore district scale urban development was aimed under incremental planning approach (Fainstein, 1983). As a result, inner-city historic urban areas were transformed from devastated urban spaces to redeveloped urban places under **the tourism-oriented urban regeneration scheme**.

Organization of the process was based on the theme of “**managed urban growth**”, which also reflected the uneven and speculative redevelopment in its nature, to restructure historic urban areas. Consequently, the strategies of CBD development and downtown revitalization aimed at economic restructuring. The method of the growth management program and the building restoration projects were utilized in order to make historic urban areas an engine of growth. The city council (the public), the chambers of commerce (the institution), and the community improvement agency (the RA) supported the redevelopment efforts in order to provide general public benefit either by subsidies or by private investment. However, the process discouraged by community resistance as a result of increasing poverty of low-income groups and neighbourhood gentrification (Fainstein, 1983).

The French Quarter was one of the redeveloped urban areas by the theme of tourist place under supervised partnership in which community resistance affected the content of the process. Economic growth of alternative uses of space was achieved by tourism-led private investment after the negotiation process with the local community. The strategy of tourism-oriented urban redevelopment was utilized in relation with economic restructuring. The French Quarter was

transformed from devastated district to revitalized tourist space by utilization of up-market services, hotels and restaurants. (Fainstein, 1983).

**Denver - The US:
The tourism-oriented urban regeneration**

Denver case is an example for the **planned process** of central city revitalization under **sustained leadership** in the US. The reason behind urban regeneration process was to transform Denver from declined industrial city to restructured service city. It was a response to the uneven development in order to be get advantaged from the tourism potential of the locality in where service activities concentrated in the downtown. Therefore, neighbourhood scale urban redevelopment was aimed under strategic planning approach (Fainstein, 1983). As a result, downtown service areas were transformed from deserted commercial area confronted with rent-gap to restructured urban service center having stabilized rent value under **the tourism-oriented urban regeneration scheme**

Organization of the process was based on the theme of “**balanced urban growth**” in which residential and commercial land-uses promoted in the downtown and CBD area to redistribute the rent value of land. Consequently, the strategies of CBD development and downtown revitalization aimed at reproducing the prestigious urban image. The method of the federal urban renewal program and the capital investments in built environment were utilized in order to make these service areas as command and control function integrated to the global system. The downtown Denver improvement association and private entrepreneurs become leading actors in the development coalition in order to achieve market formation by subsidies. However, the process discouraged by community resistance as a result of increasing trade-offs, resulting from investment confrontations and neighbourhood gentrification (Fainstein, 1983).

The Skyline project was one of the economically restructured urban service centers by the theme of tourism industry under subsidized partnership in which

the support of development coalitions and private entrepreneurs became the leading actors in the process. The strategy of tourism-oriented urban restructuring was utilized in relation with socio-physical upgrading. The Skyline project reproduced an urban image for transforming the deserted downtown and the CBD into the restructured urban service center having residential and commercial land-uses besides service and office spaces, up-market services, hotels, restaurants and entertainments places (Fainstein, 1983). In other words, the downtown and the CDB area promoted by land-uses serving for tourism industry as well as the mixed-used activities.

Puebla - Mexico:
Urban conservation-oriented urban regeneration

Puebla case is a significant example for the planned process of historic city center redevelopment under **sustained leadership** in Mexico. The reason behind urban regeneration was to transform the historic city center from depleted urban center to revalorized symbolic space, which is based on the concept of tourist-historic city. the rent-gap in the form of low rents in the land and housing market caused by the economic crises in 1980s. urban regeneration of the historic center was a reflection of “symbolic capital” in social and urban space in order to overcome inner-city decline and to make the historic center revalorized. Therefore, massive scale urban revitalization, which was based mainly on heritage industry, was aimed under comprehensive and strategic planning approach. As a result, the city center of Pueblo is transformed from the deteriorated residential to the mixed-use¹⁸ area under **the urban conservation-led urban regeneration scheme**.

Organization of the process was based on the theme of urban conservation in which urban policy programs, planning scenarios and architectural projects were used to overcome the problems of rent-gap and historic protection. Consequently, the strategies of urban conservation, capital investment and heritage-led redevelopment aimed at socio-spatial restructuring.

In **1970s**, declaration of the historic center as the zone of historic monuments in 1977 was based on the 1972 “Federal law on Archeological, Artistic and Historic Monuments and Areas”. This **legal basis**, as impetus, empowered **the urban conservation efforts** of the National Institute for Anthropology and History (INAH) to monitor and intervene the changes. During **1980s**, the main agency is local government. **Property renovation**, endorsed by government credits and tax exemptions, created an impetus for the involvement of other federal and state agencies. In 1987, Puebla is recognized as a World Heritage Site by UNESCO. The “**Plan Puebla conservation programme**” is the major impetus for urban redevelopment efforts by utilizing **the strategy of urban conservation**. Because, UNESCO recognition provided political guarantee for local authority, financial support of private foundations and consensus among local academics, architects and cultural resistance groups. In **1990s**, the private sector has become an effective agent. **Private sector investments** for converting renovated residential properties into cultural, touristic and commercial service activities produced symbolic differentiation that becomes the major impetus for **gentrification** (Jones and Varley, 1999). In Puebla, effective actors in the urban redevelopment form a **sustained leadership** in which the agency was comprised of national and local authorities, (inter)national institutions and private sector. Legal basis for urban redevelopment efforts is the 1972 Federal Law.

The target of the conservation programme is far-reaching cultural and economic changes in the nature of urban land-uses/ urban activities. Therefore, the long-term strategies of land-use relocation decisions, as well as the short-term strategies of adaptive re-use and urban renewal projects were utilized, i.e.: relocation of bus terminal from the center to a outskirt terminal, conversion of the food market into the commercial center, demolishing of deteriorated buildings in order to make them street-corner ‘ecological gardens’. ‘**Positive architecture**’, which was based on building codes in harmony with the architectural context, and the replica of historic elements were **the main themes** in the conservation programme. **The programme** contains restoration projects of buildings and the

main square, as well as the codes for open space, building facades, and street furnitures (Jones and Varley, 1999).

Consequently, the conservation programme was **criticized** in two directions in the 1990s as follows. First criticism was concentrated on being superficial improvements of local government in order to gain political support. Second criticism disapproved the program as a result of filtering the original middle-class social identities and meaning, and thus to cause gentrification in the historic center (Jones and Varley, 1999).

3.2. Urban Regeneration Process in the World

Analyzing the urban regeneration process in the world provides the significance of the politico-economic motive in the periods. Consequently, each period had a specific urban design approach, which was involved in different objectives in the process. Furthermore, the urban regeneration process in the world was achieved in relation to not only the changes in the context corresponded with the periods, but also the (f)actors and strategies in the content (Table 3.1). Therefore, **the world cases** underline the correlation between the politico-economic motive and the urban design approach in the process. However, the cases put attention to **the concept of contingency**, which was operated by different objectives in the process.

For that reason, it is worth to consider the general characteristics of the urban regeneration process in the world to comprehend basic mechanisms for transforming the (contingent) urban spaces before studying on the case of Istanbul. This assessment will be made on threefold basis as follows:

1. to emphasize the systematic character of the process,
2. to underline various types of interventions to urban space,
3. to determine the capacity of the strategy for regeneration.

Table 3.1: The Matrix - The Four Successive Periods of Urban Growth and Change In the World

	PERIOD I		PERIOD II		PERIOD III		PERIOD IV	
	The post-war reconstruction of cities I and industrialization (1910-1940)		The post-war reconstruction of cities II and de-centralization of urban growth (1940-60)		The formation of world cities and de-industrialization (1960-1980)		The global restructuring of cities (1980-present)	
	<i>The Modern Movement and Urban Renewal Approach</i>		<i>The Industrial Development and Urban Rehabilitation Approach</i>		<i>The Post-Modern Movement and Redevelopment Approach</i>		<i>The Post-Industrial Development and Urban Renaissance Approach</i>	
Political-economic motive in Urban Planning	Development-led autonomous politics and Fordist economy of cities produced urbanization of nation-states		Industry-led united politics and Capitalist economy of industrial cities produced urbanization of labor power		Redevelopment-led liberal politics and Post-Fordist economy of post-industrial cities produced urbanization of capital		Capital-led integrated politics and Global economy of world cities produced mobility in urbanization of capital	
Political and economic crises Approach for urbanization	WWI (1914-18), The 1929 World Economic Crisis		Post-war Economic crisis		The 1969 Grassroots movement		Globalization process	
Approach for urban regeneration	The Modern Movement-oriented industrial formation for economic development		The Industrial development-oriented de-centralization for socio-economic development		The Post-Modern Movement-oriented de-industrialization for economic progress		The Post-Industrial Development-oriented integration for economic restructuring	
Sub-periods	Urban Renewal Approach - a style Modernization-led		Urban Rehabilitation Approach - a method Industrialization-led		Urban Revitalization Approach - a method-heritage tourism-led		Urban Renaissance Approach - a trend-cultural heritage tourism-led	
Approach for urban regeneration	1910s City-Beautiful	1920s Modernism	1930s CIAM (1933) (Historic Heritage of cities)	1940s UNESCO 1946	1950s National programs	1960s Post-modernism UN-ICOMOS 1965 (historical preservation and urban conservation)	1970s * UNESCO-World Heritage Program 1972 * UN-HABITAT-1978	1980s * EU-European Heritage Program 1985 * UN-RABITAT-Isanbul Declaration 1996 (sustainable development)
aim	The City Beautiful approach-oriented Urban Renewal Approach	The International Modernist Image-oriented Urban Renewal Approach	The CIAM Historic Heritage-oriented Urban Renewal Approach	The Industrial Modernist Image-oriented Urban Rehabilitation Approach	The Capitalist Industry-oriented Urban Rehabilitation Approach	The Model Cities-oriented Urban Revitalization Approach	The Post-Industrial formation-oriented Urban Revitalization Approach	The Post-Industrial Rent-oriented Urban Renaissance Approach
Transforming urban spaces	Development of Ideal city	Development of modern city	Development of functional city	Development of industrial city	Development of capitalist city	Differences in post-modern city	Development of post-industrial city	Development of World Global City
Urban regeneration scheme	Urban squares, boulevards and open public spaces, parks	Development programs for planning and architecture of the modern city	Inner-city areas of Modern Heritage City	Public and social housing programs for inner-city areas	Redevelopment programs for the CBD and Downtown	Historic Preservation and Urban Conservation programs for inner-city areas	Inner-city areas of Post modern Heritage City	Restructuring programs for cultural historic inner-city areas
	Property-led	Property-led	Property-led Revitalization-led (preservation)	Commerce-led Property-led	Property-led Commerce-led	Revitalization-led	Preservation-led Commerce-led Tourism-led	Restructuring-led Service-led Tourism-led Preservation-led

3.2.1. The systematic character of urban transformation process in the World

There are two levels in the urban transformation process. These are organizational level and spatial level. Urban transformation of (historic) inner-city urban areas is proceeded by planning interventions both at organizational and spatial levels by actors (inter)acting in the urban regeneration process. (Figure 3.x).

Organizational level of the process is comprised of determining urban regeneration scheme with corresponding strategy for urban redevelopment. In some cases, strategy of urban redevelopment –itself- may become an urban regeneration scheme. In this level, theoretically conceptualized objective for urban space is determinant criterion for producing/deciding a strategy for the process either with reference to the reason for transformation or by the intensions of actors. (i.e.: the CBD strategy, the urban renewal strategy, the historic preservation strategy). (Figure 3.x).

Spatial level of the process is comprised of applying the method of the plan, project or program with corresponding urban design approach. In some cases, content of urban design approach –itself- may become the method for the process. (i.e.: the Battery Park, the London Docklands, the La Defance model). Even, the method in the process may become an urban regeneration scheme. (i.e.: UNESCO - urban rehabilitation programs, World Heritage programs, ICOMOS-historic preservation and urban conservation programs, EU- European Heritage programs, HABITAT-urban agenda of conservation and rehabilitation of the historic and cultural heritage). (Figure 3.x).

Consequently, each urban regeneration process has a specific urban design approach due to the spatial aspect in the politic and economic motive for urbanization. Transformed urban space is based on practically managed product as urban place. (Figure 3.x).

URBAN PLANNING and DESIGN PROCESS

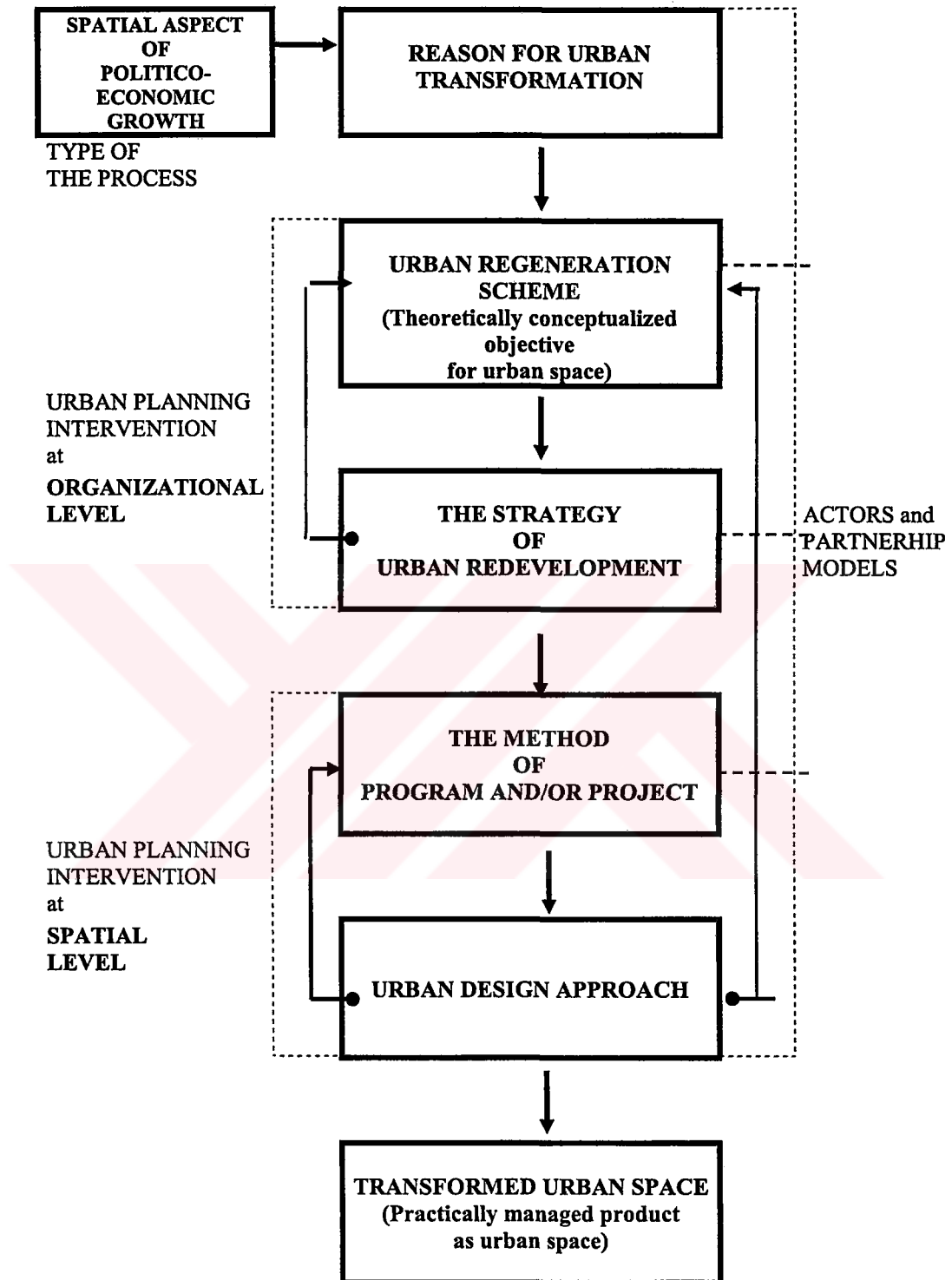


Figure 3.1: The systematic character of urban transformation process in the World.¹⁹

3.2.2. Actors and Partnership Models in Urban Regeneration Process

There are four main types of **public-private intervention** in urban regeneration process. These are: public-led leadership, public-private partnership, private-led leadership and divided partnership. And each type is comprised of different actors/agents interacting with different politic and economic objectives for urban transformation (and historic preservation) in urban regeneration process of (historic) inner-city areas (Judd and Parkinson, 1990; Fainstein, 1983; Figure 3.2 and Figure 3.3).

1. **The public-led leadership** is consisted of leading political actors and the planning professionals in the government and local authorities. This is the most authoritative type of leadership producing public coalitions both at the operational and spatial levels of urban regeneration process. In this type of leadership, there are two sub-groups: public leadership and sustained leadership (Judd and Parkinson, 1990). In **public leadership**, planning professionals form elite coalitions and produces specific economic strategies in urban regeneration process. i.e.: Pittsburgh, Rennes and Hamburg. And in **sustained leadership**, local authorities form political coalitions and produces redevelopment policies for urban regeneration process; i.e.: Glasgow, Sheffield, Montreal and Vancouver (Judd and Parkinson, 1990:28-29; Figure 3.2 and 3.3)
2. **The public-private partnership** is consisted of actors from both sides including semi-public agents. This is the most efficient and balanced type of partnership. In this type of **partnership**, actors form sectoral partnership coalitions and produce restructuring strategies both at the operational and spatial levels in urban regeneration process; i.e.: Baltimore and Houston (Judd and Parkinson, 1990; Fainstein, 1983, 1994; Figure 3.2 and 3.3).

In many cities **regeneration strategies** have been successful in creating a **revitalized core** (see Judd and Parkinson, 1990; Frieden and Sagalyn, 1989). The numbers of people in working city centers has increased, and tourists and

suburbanities have patronized the hotels, stores, and restaurants in the renovated shopping districts. Whereas most cases of **government sponsored redevelopment** have displayed the biases described above, in some cities political leaders have followed a more redistributive strategy (Fainstein and Campbell, 1996:12, emphasis is added).

3. **The private-led partnership** is consisted of private investors, property owners and/or semi-public agents. This is the most liberal type of partnership producing specific strategies both at the operational and spatial level in urban regeneration process. In this type of partnership, there are two sub-groups: supervised and subsidized partnerships. In both, actors form redevelopment coalition(s). In **supervised partnership**, activities for urban transformation are dependent on urban policies and legislations. In **subsidized partnerships**, activities are also depended on financial support. i.e.: Battery Park, London Docklands, the 42nd street in Times Square-New York (Fainstein,1983; Figure 3.2 and 3.3).
4. **The divided leadership** is consisted of actors from both sides including semi-public agents. This is the most incoherent and unbalanced type of partnership. In this type of **leadership**, actors form multi-sectoral partnership coalitions and produces revitalization strategies both at the operational and spatial levels in urban regeneration process; i.e.: Liverpool, Marseilles and Buffalo (Judd and Parkinson, 1990: 28-29; Figure 3.2 and 3.3).

URBAN REGENERATION PROCESS		
TYPES OF AGENTS / ACTORS		
PUBLIC	SEMI-PUBLIC	PRIVATE
CENTRAL GOVERNMENT AUTHORITIES	(INTER)NATIONAL INSTUTUIONS	BUSINESS / INDUSTRY SECTORS
LOCAL GOVERNMENT AUTHORITIES	LABOUR UNIONS	REAL-ESTATE FIRMS
	UNIVERSITIES	PLANNING & DESIGN PROFESSIONALS
	LOCAL PRESSURE GROUPS - NGOs	PROPERTY OWNERS
CATEGORICAL GROUPS		

**Figure 3.2: Urban Regeneration Process
Types of Agents / Actors**

URBAN REGENERATION PROCESS			
TYPES OF PUBLIC - PRIVATE PARTNERSHIPS			
PUBLIC-LED	BALANCED	PRIVATE-LED	UNBALANCED
PUBLIC LEADERSHIP	PUBLIC-PRIVATE PARTNERHIP	SUPERVISED PARTNERHIP	DIVIDED LEADERSHIP
SUSTAINED LEADERHIP		SUBSIDIZED PARTNERSHIP	
CATEGORICAL GROUPS			

**Figure 3.3: Urban Regeneration Process –
Types of Public-Private Partnership**

3.2.3. Redevelopment Strategies in Urban Regeneration Process

There are three types of redevelopment strategies in urban regeneration process. These are: proactive, complex and primitive strategies. And each type is comprised of a specific leadership capacity for the urban redevelopment efforts in urban regeneration process. Leadership capacity determines the complexity and mode of the local economical restructuring strategies (Judd and Parkinson, 1990; Figure 3.4: Judd and Parkinson, 1990:297; Fainstein, 1983).

- 1. Proactive strategies** support a different range of growth sectors, including a group of institutional, political and community leaders. And, these strategies rely on relatively inclusive coalitions. Proactive strategies are preferred either by public leaderships or by public-private partnerships in cities, which have high value-added sectors (Judd and Parkinson, 1990: 295-307; Figure 3.4).
- 2. Complex strategies** mediate between different sectors. Complex strategies are preferred mainly by public-private partnerships (Figure 3.4).
- 3. Primitive strategies** create an investment field, involve a group of investors and private actors. And, these strategies rely on very general, reactive policies such as tax incentives. Primitive strategies are preferred either by private-led leaderships or by divided partnerships in Cities, which either dependent on a single sector or have declining sectors (Judd and Parkinson, 1990: 295-307; Figure 3.4).

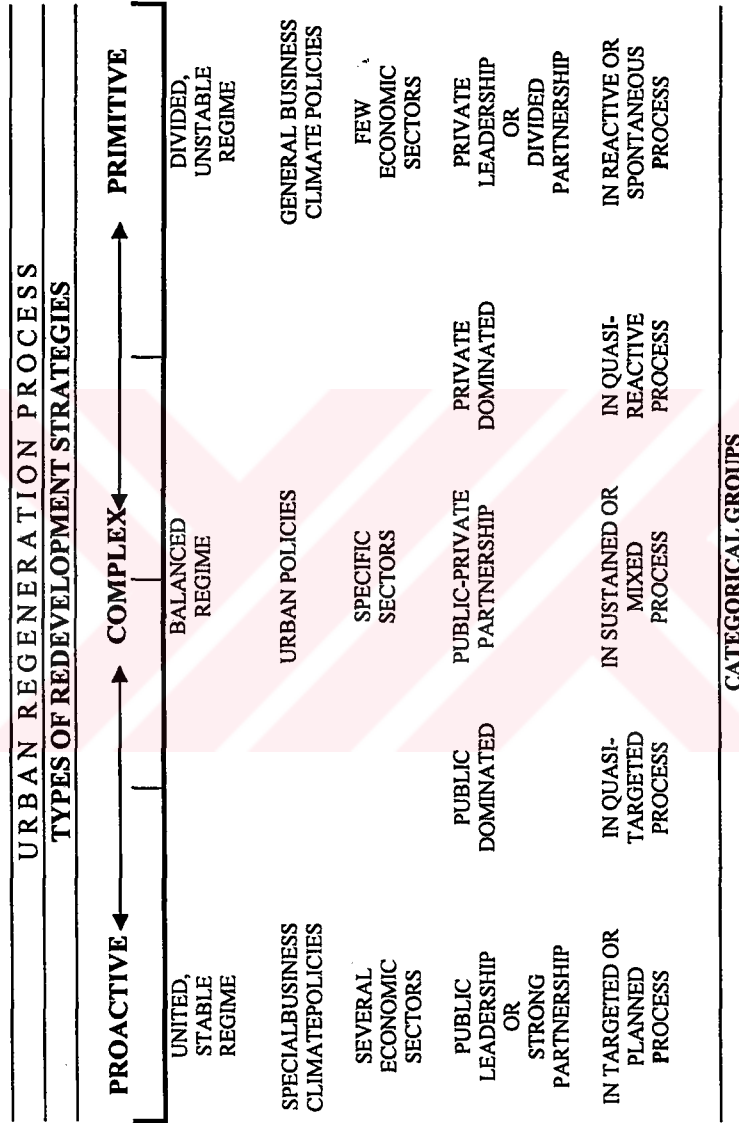


Figure 3.4: Urban Regeneration Process – Types of Redevelopment Strategies

Endnotes

- ¹ This evaluation is quoted from Gürlér, 2001. "Book Review: The Athens Charter by Le Corbusier, 1973". *Student Research Paper* for UD 551 at METU. Individual study.
- ² Electronic sources: www.un.org and www.eurunion.org. 2002.
The establishment of international unions for the development of modern city after 1940.
- ³ Electronic sources: www.un.org; www.eurunion.org; www.unesco.org. 2002.
The production of initial regulatory principles for planning and architecture of cities after 1946.
- ⁴ The criticism to the CIAM idea enforced the avoidance from three urban problems in the post-war reconstruction of cities-II. Gürlér, 2001. "Book Review: The Athens Charter by Le Corbusier, 1973". *Student Research Paper* for UD 551.
- ⁵ Electronic source: www.unesco.org. 2002.
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- ⁶ Electronic source: www.unesco.org; www.icomos.org. 2002.
The production of radical regulations for historic inner-city areas in the 1950s by model cities program in the US.
- ⁷ HABITAT: UN Human Settlements program of economic and social development for sustainable development
- ⁸ Electronic sources: www.unesco.org; www.icomos.org; www.unhabitat.org. 2002.
The establishment of a regulatory agenda for sustainable development in the 1970s by UN-HABITAT.
- ⁹ Electronic source: www.urc-online.co.uk. 2002.
- ¹⁰ In the Historic core, that is the city's CBD, there are banking and legal service activities, the offices of the firms, specialized professionals are linked to the Stock Exchange and The Courts (Magalhães, 1998).
- ¹¹ In Avinenda Paulista, that is the major office space in and around the CBD in 1980s, there are banking and finance service corporations (Magalhães, 1998).
- ¹² In Avinenda Marginal Pinheros, that is the new major office space in the city, there are the headquarters of international manufacturing and service Corporation (Magalhães, 1998).
- ¹³ The concept of **global city-region**, which is developed by Scott, Soja, Agnew and Stroper (2001) stems from the "world city" idea of Hall (1966) and Friedman (1982), and the "global city" idea of Sassen (1990).
- ¹⁴ The GaWc research group claims that there is an uncertainty, stemming from the "fuzzy frontier" or "gray zone" below listing of the Alpha and Beta world cities. In addition, this is the advantage to investigate the **process of uneven globalization** (Scott, 2001).
- ¹⁵ The objective in the Eastside upper-class civic organizations was based on the idea that "move office development westward", which accepted as a potential magnet for firms. Therefore, the urban design proposals focused on the redevelopment of the 42nd Street (Fainstein, 1994).
- ¹⁶ **Other objectives of the new policy** for the historic preservation are: (Newman, 2001. 77).
- identification of the objectives of historic preservation
 - development of the process to select buildings for protection,
 - provision of the mechanism to protect these buildings
- ¹⁷ **Specific conditions** are the threats to public health and safety or the inability to achieve a reasonable economic return (Newman, 2001. 78).
- ¹⁸ the **mixed use activities**: cultural centers, hotels and the up-market services which includes specialized art businesses, hotels, cafes, bars and restaurants (Jones and Varley, 1998: 1557).
- ¹⁹ In this schematization, major stimulations are from the readings as a whole.

CHAPTER 4

THE CASE OF ISTANBUL

In reality **capital accumulation processes** are responsible for drawing of **urban patterns** rather than dreams of administrators. Likewise, **Istanbul too had been patterned by the administrative decisions given in a context limited by capital accumulation processes** (İlhan Tekeli, 1992:3, emphasis is added).

In this Chapter, types of (historic) inner-city urban regeneration in Istanbul, Türkiye are examined in terms of politic and economic motive in the urbanization process. **Contingent distinctiveness** is investigated by considering the different periods producing specific urban regeneration approach for transformation of (historic) inner-city urban areas of Istanbul in order to figure out the leading distinctive approaches and efforts in different parts of the city in different time **periods**. Therefore, the case of Istanbul is researched in order to reveal/put forward how urban regeneration process is achieved in Türkiye.

Urban transformation of inner-city areas emerged in **the 19th century Istanbul** under the urban reformation approach in the form of protecting the historic fabric in urban growth. There were **two basic motives** for urban regeneration in the 19th century. The first one, which was achieved by **the development operations**, was the **1837 Moltke Plan** under supervised partnership in Istanbul and it was based on reorganization, which reflected the ideal and functional decision of the planner and the protective ideology of the Sultan. The other one, which was **the *Ebniye* laws**, was the 1848 (re)development operations under Sultan's leadership.

Consequently, **the strategy of design codes** utilized for avoiding from the devastation of great fires in the city. In addition, these two motives became the origins of revitalization-led urban regeneration scheme in the early 20th century, until the announcement of the republic.

In the early years of the Republic, search for an economic base for Türkiye and transfer of capital city functions from Istanbul to Ankara created economic instability (Şengül, 2001). Therefore, Istanbul encountered into a **stagnated urbanization period**, in terms of **urban growth process**, by the announcement of Republic in 1923. The idea of reflecting republican ideology in cities stimulated urban development efforts in Istanbul after 1930s.

From 1930 to the 1950s, urban growth was achieved by the 1937 Prost plan. Istanbul was developed as a mono-centric industrial city by and the historic peninsula was the center in this urban growth model. **Urban change** was mainly achieved by the Menderes operations in the second half of the 1950s. Consequently, the strategy of Hausmanian urban renewal was utilized for infrastructural developments in Istanbul. **From 1950s to the 1970**, urban growth was achieved by the 1958 Piccinato plan. Istanbul was transformed from mono-centric compact to polycentric linear city by this urban transformation idea. Thus, the historic city center and Beyoğlu district were developed as central inner-city nodes. In the 1960s, peripheral industrial development resulted in decentralization of industry from inner-city locations/nodes by the 1968 Piccinato Plan. Consequently, inner-city historic areas involved in the process of urban change gradually whereas the peripheral and regional areas developed rapidly by industry.

In the 1970s, Istanbul continued to be involved in rapid urbanization process by the industrial development at peripheral locations by the 1971 master plan. Moreover, the initial development of Maslak as a new CBD of the city underlined the legibility of dual city structure. Consequently, the issue of historic

preservation and urban conservation was mounted on a legal basis in 1973 especially for the de-industrialized inner-city historic areas and areas along the Bosphorous coastline.

In the 1980s, peripheral urban growth was supported in order to become a center in the world system. Consequently, inner-city areas revitalized mainly by the tourist and service industry. the regeneration scheme mainly based on the tourism industry by the 1981 master plan. Moreover, **the 1995 sub-region master plan** promoted peripheral growth by creating nodal development areas for service and office. Consequently, inner-city historic areas have become spaces of service centers. The regeneration scheme mainly based on the heritage industry, especially for the historic peninsula.

Since 1960, development of command and control functions assigned the capacity of **Istanbul** to be a **dominating city** of Mediterranean-Middle East Region (Istanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995:5). Consequently, “Istanbul became an important **center** for production and for connections to world system” **after the 1980s** (Uzun, 2001:66, emphasis is added). In addition, **Istanbul**, which is the largest metropolitan city integrated to global economy in Türkiye, has a categorical status in the rankings of global urban hierarchy **after the mid-1990s**. Existence global service centers¹ has located Istanbul in the global urban hierarchy as a “**gamma world city**”² (Beaverstock, Taylor and Smith, 1999; Hall in Scott, 2001 and Appendix A.1, Figures A.2, A.3 and A.4). In other words, **Istanbul** was a dominating city of the Mediterranean-Middle East Region from 1960 to 1980. After 1980s, Istanbul encountered into the globalization process, which open a path for formation of world city characteristics (Batur, 1996). Istanbul’s prosperous historical background and development of command and control functions as well as service sectors shape Istanbul as a world city. Therefore, **after 1990s**, Istanbul became a **global-city region** in the global urban hierarchy.

In Istanbul, there is a **shift in politico-economic motive** from national development to global integration in urban planning within time. Therefore, **urban regeneration approaches in Istanbul** can be divided into **three main categories** with reference to their systematic basis (Summary Matrix 4.1).

- In the first category, development-oriented centralized and autonomous political economy of Türkiye designated an **urban renewal approach** in urban regeneration. Expropriations, land-use changes, and reconstruction were principal tools within inner-city areas from 1930s to 1970 in Istanbul.

- In the second category, industry-oriented controlled and authoritative political economy of Türkiye designated an **urban revitalization approach** in urban regeneration. In 1973, introduction of historical preservation laws at site level produced regulatory framework for historic inner-city areas in which historical preservation and urban conservation were principal tools.

- In the third category, integration-oriented de-centralized and liberal political economy of Türkiye designated an **urban renaissance approach** in urban regeneration. Historical preservation - urban conservation, adaptive re-use, and rehabilitation were principal tools since 1980 in Istanbul.

These categories generally correspond with particular **periods** in which these **approaches** become prevalent due to the national and international conjuncture. These periods and their general characteristics will be analyzed in the following sections under **the urban regeneration process in Istanbul**.

4.1. Historical and Planning Background of Istanbul

Istanbul has a prosperous historical background both in terms of urban fabric and multicultural social formation. Moreover, urban areas have been in a continuous growth and change in the history. Therefore, urban development of Istanbul can be categorized under three major periods in terms of urban growth and change.

- First period is *Istanbul from Roman to Ottoman Period* in which city had mono-centric compact urban form.
- Second period is *Istanbul in Ottoman Era* in which urban planning activities gained importance and started by the Moltke Plan in 1837.
- Third period, which can be divided into five planning periods, is *Istanbul after the Announcement of Republic* in which urban planning, under disciplinary framework, is utilized in order to shape urban growth and change. These sub-periods are as follows:
 1. **The Republican Period (1923-1950):**
The republican modernist image-oriented urban renewal approach
 2. **The Post-war Transitional Period (1950-1965):**
The industrial modernist image-oriented urban renewal approach
 3. **The Industrial Development Period (1965-1980):**
The capitalist industry-oriented urban renewal approach
 4. **The Post-Industrial Development Period (1980-1990):**
The post-industrial market-oriented urban renaissance approach
 5. **The Post-Industrial Integration Period (1990 to present):**
The post-industrial rent-oriented urban renaissance approach

Istanbul from Roman to Ottoman Period:

Istanbul had an ancient European type of urbanization process as a result of being a capital of Eastern Roman Empire. The city had a 'closed city' characteristics in terms of macroform. Population of city was based on European-originated inhabitant by increase in diverse ethnological population.

Istanbul in Roman Period (324-395) had a Mediterranean antique city characteristics having axial-compact macroform³, in which the urban pattern emerged along the coastline of Golden Horn via having political, administrative, economic and cultural functions. In Roman Period, there had been a homogeneous texture in society⁴. Being a capital of East Roman Empire

generated a high-class administrative society in Istanbul, which was named as Constantinopolis. (Tekeli, 1992; Akbayer, 1993; Türe, 1996).

Istanbul in Byzantium Period (395-1453) had a Mediterranean harbour city characteristics having compact macroform⁵, in which the urban (development) pattern had concentrated on the historic peninsula and on the environments of Galata tower inside the city walls surrounding the city. In Byzantium Period, there had been formation of multi-cultural texture in society⁶. Being a center of merchantalist and commercial activities generated an increase in Levantine and Jewish population in Istanbul. (Tekeli, 1992; Akbayer, 1993; Türe, 1996).

Istanbul in Ottoman Period (1453-1922) had imperial city characteristics having a monocentric compact macroform. Istanbul, which had consisted of three provinces⁷; Istanbul-Beyoğlu, as the city center, and Üsküdar and Çatalca as the provinces. Moreover, Beyoğlu has become a sub-CBD area having service, commercial and residential functions. Urban development has concentrated along the main street from Taksim to Tünel resulting from commercial activities of merchants who caused urbanization of the land. The Westernization process after constitutional period in 19th century affected political, economic and social life as well as urban form of Beyoğlu in European character via changes in structure and function. In Ottoman Period, there has been an increase in multi-cultural texture of society⁸. (Tekeli, 1992; Akbayer, 1993, Ture, 1996).

4.1.1. Istanbul In Ottoman Period

Istanbul was encountered into a **different urbanization process** as a result of the conquest of Istanbul by Fatih Sultan Mehmet in 1453. Because, the city transformed from closed city having Byzantium characteristics to open city having Islamic characteristics in terms of **macroform**. Population of city was increased in Islamic inhabitant, although the city had a multi-cultural population.

Ottoman monogamy of political power and **Sultan's treasury-based model of economic development** produced urbanization of the ex-Byzantium city with regards to historic urban pattern and monuments. Until 19th century, Istanbul had Ottoman type monumental urbanization. By the constitutional period, style in urban planning was based on the City-Beautiful approach in order to achieve urban expansion. Therefore, the idea in urban regeneration process was based on the Ottoman Image-oriented Urban Reformation Approach.

Urban Growth and Change in Istanbul in Ottoman Period:

In 15th century, the first Turkish neighborhoods were established in the area inside the city-walls, i.e.: Sultanahmet, Eyüp. Also, urban development was observed in Fatih and Üsküdar. In 16th century, monumental urbanization caused transformation in **the city silhouette** by the construction of colossal mosques, Sultan Selim and Süleymaniye mosques and other mosques in Eyüp. The area outside the city-walls began to develop by the intensification of embassies in Galata and of dock facilities in Kasımpaşa as well as neighbourhood development in Aksaray and Üsküdar. Also, villages along the Bosphorous, i.e.: Ortaköy, Kuzguncuk, initially started to urbanize in this period. In the 17th century, urban development is observed in Beyoğlu and Beşiktaş. In the 18th century, the Bosphorous and Golden Horn became unified in the macroform (Istanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995). In the 19th century, there was a rapid urban growth by uneven developments resulted from the great fires in the area inside the city walls.

In the 19th century, the first planning action for Istanbul was **the 1837 Moltke Plan**, which was based on the concept of neighbourhood developments around the military establishments. The objective in the Moltke Plan was to develop Istanbul as an axial compact city. Therefore, existing problematic streets were enlarged. Axial urban development was observed in Üsküdar along the Haydarpaşa axis, Beylerbeyi and Beşiktaş whereas compact urban development was observed in Beyoğlu (Geçit Devresi Tedbirleri Şûra Zaptı, 1961; Istanbul

Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995). Therefore, **Beyoğlu** had become “**transitional zone**”⁹ of the historic CBD by the 1837 Moltke Plan. The significance of the Moltke Plan was that efforts for urban growth and change in Istanbul were based initially on the City-Beautiful idea-oriented urban renewal approach by the concentric zone model.

In addition, great fires affected the process of urban growth and change in Istanbul in 19th century. There were eight (great) fires¹⁰ in Istanbul between 1854 and 1908 (Tekeli, 1994:11). Therefore, three urban policies were introduced to overcome problems of urban growth. These were the *Ebniye* Law of 1848 and of 1882, the Land Code of 1858 and the *Ebniye* Law of 1882.

In the first half of 19th century, fires devastated urban structure in Istanbul. Therefore, the law produced legislations for expropriations, building licenses, street/road width, and construction techniques and building heights in order to prevent future destruction of fire within inner-city areas. **The *Ebniye* Law of 1848** was source for producing design codes in urban redevelopment efforts for the first time (Selman, 1982; Tekeli, 1994:55). This law has **significance** with two respects. It proposed neither a massive reconstruction of inner-city areas in the form of Hausmannian operations achieved in Paris, nor an urban renewal of problematic urban areas in the form of rebuilding programs implemented in London in the second half of 19th century. But, this law proposed protective legislations for urban growth and change in the first half of the 19th century Istanbul. Therefore, it can be assumed that the *Ebniye* Law of 1848 was a **pioneer urban policy for urban growth and change in the world.**

The Land Code¹¹ of 1858, had an (in)direct impact on the urban land regime by transforming the treasury land around the city into freehold land and by registering ownership rights with providing land deeds. In addition, the land code prohibited ownership of land by foreigners. The land code of 1858 was source for creation of ownership rights (Selman, 1982; Tekeli, 1994:21). Subsequently, Hocapaşa Fire destroyed 3,010 buildings in an area of city from Sirkeci to Kumkapi in 1864 (Tekeli, 1994:34). Therefore, development operations in Server

Paşa Commission between 1864-1869 concentrated on the historic peninsula and its transition zone Galata. The *Ebniye* Law and Land Code produced two urban changes by the City-Beautiful-oriented Haussmanian reconstruction actions. First urban change was achieved by demolishing Galata Walls to establish new roads in 1864. Second urban change was achieved by establishing an open green space in Taksim via transforming cemetery into European style urban park in 1865. Tramway as a new transportation system was introduced in the CBD and Pera (Istiklal Street) in 1869. The major contributions of the Server Paşa Commission were construction of Karaköy bridge in 1863 and construction of an underground metro system between Karaköy and Tünel in 1869. In 1870, “the transformation of Beyoğlu started with a fire which destroyed 3000 buildings on the Tarlabasi side of Cadde-i Kebir –extending from Galatasaray to Taksim” (Tekeli, 1994:37). The Tünel metro, which opened up before London and New York Metro systems, was the first example of inner-city metro transportation development in the world in 1873. The redevelopment commission prepared a new and wider avenue (Tarlabası Street), which was connecting the British Embassy and Taksim (Tekeli, 1994).

The *Ebniye* Law of 1882 that permitted opening up large lots for residential functions in order to solve the ownership problem in reorganization activities of former fire areas. The *Ebniye* Law of 1882 was source for land speculation activities in urban redevelopment efforts for the first time (Selman, 1982; Tekeli, 1994:55). Apart from that, there was a formation of new neighbourhoods such as Şişli, Bomonti and Macka in 1885 (Tekeli, 1994:10).

In 1906, ‘the Law on Regulation of Antiques’¹² was the basic legislative framework related to conservation (Tekeli, 1992, 1994:185). This regulatory law introduced the concept of conservation not only in architecture and planning, but also antique collection. With reference to the law, ‘the Society for Conservation of Historical Works’¹³ was established by the Grand Vizier Sait Paşa in 1910 (Tekeli, 1992:24). In this period, there was not any law for historic preservation of urban land both in the World and in Ottoman Empire.

Development operations by Cemil Topuzlu Commission between 1912-1914 was active redevelopment interventions for the burnt-out urban areas in Istanbul. **The Special Expropriation Law** provided a legal framework for the City-Beautiful-oriented Haussmanian reconstruction actions by enlarging the major axis in order to solve traffic and sanitation problems of the historic peninsula in 1913. Major contribution of the period was construction of a suspension bridge over the Golden Horn and Aksaray-Unkapanı road by the proposals of French Planner Auric. In addition to that, urban parks were planned in Gülhane, Sultanahmet, Doğancılar and Fatih as large open green spaces of the city (Tekeli, 1992). By the reconstruction activities under public leadership, the concept of conservation of historical buildings gained sufficient impetus without any regulatory legislation. Although, there was a community resistance for urban renewal activities in the period (Tekeli, 1992:24).

In addition, there was mobility in the location preferences of ethnic population in Istanbul. This was resulted from two factors. First factor was the shift in the prestige areas as a result of Sultan's move from Topkapı Place to Dolmabahçe Palace. Consequently, some of ethnic groups preferred locations in the Bosphorous coastline, i.e: Ortaköy, Kuzguncuk, instead of historic peninsula. Second factor was the social stratification based on income differentiation within the ethnic population. Accordingly, some of ethnic groups preferred locations in newly developing areas, i.e: Beyoğlu, Nişantaşı, Şişli, Osmanbey, instead of historic peninsula (Tekeli, 1994).

4.2. Urban Regeneration Process in Istanbul, Türkiye: Five Successive Periods

Urban growth and change in Istanbul can be categorized into five main successive periods due to the politico-economic motive in urban planning for urbanization process. Moreover, each period has a significant approach for urban regeneration. These **periods** are:

1. The republican period (1923-50),
2. The post-war transitional period (1950-65),
3. The industrial development period (1965-80),
4. The post-industrial development period (1980-90),
5. The post-industrial integration period (1990-present).

The general characteristics of these periods can be summarized in the following way:

1. The Republican Period (1923-1950)

The Republican Modernist Image-oriented Urban Renewal Approach

Republican leadership in single-party regime and the centralized state-dominated model of economic development produced urbanization of nation-state. Method in urban planning was based on the (Inter)national modern movement and the CIAM idea in order to achieve socio-economic development. Therefore, the idea in urban regeneration process was based on the republican modernist image-oriented urban renewal approach. Boulevards opening up to the major urban squares, open public spaces inner-city residential areas, and urban parks were focal spaces of transformation both in the historic peninsula and the rest.

2. The Post-war Transitional Period (1950-1965)

The Industrial Modernist Image-oriented Urban Renewal Approach

Political struggle in multi-party regime and the liberization model of economic development produced urbanization of labor power. Method in urban planning was based on the modern movement in order to achieve industrial development and military restructuring. Therefore, the idea in urban regeneration process was based on the industrial modernist image-oriented urban renewal approach. Boulevards opening up to the major urban squares, residential areas in the historic CBD and inner-city industrial areas along Golden Horn were focal spaces of transformation in Istanbul.

3. The Industrial Development Period (1965-1980)

The Capitalist Industry-oriented Urban Renewal Approach

Political leadership and the import substitution model of economic development produced urbanization of labor power. Method in urban planning was based on the aim for economic progress in order to achieve the capitalist industrial development. Therefore, the idea in urban regeneration process was based on the capitalist industry-oriented urban revitalization approach. Commercial areas in the historic CBD and inner-city industrial areas along the Bosphorous coastline were focal spaces of transformation in Istanbul.

4. The Post-Industrial Development Period (1980-1990)

The Post-Industrial Market-oriented Urban Renaissance Approach

Political leadership and the export substitution model of economic development produced urbanization of capital. Trend in urban planning was based on the post-modern movement in order to achieve post-industrial development. Therefore, the idea in urban regeneration process was based on the post-industrial market-oriented urban renaissance approach. Inner-city historic areas both in historic peninsula and along the Bosphorous coastline were major spaces of transformation in Istanbul.

5. The Post-Industrial Integration Period (1990 to present)

The Post-Industrial Rent-oriented Urban Renaissance Approach

Political coalitions in the form of divided partnership and the privatization model of economic model produced urbanization of capital. Trend in urban planning was based on the post-modern movement in order to achieve post-industrial integration. Therefore, the idea in urban regeneration process was based on the post-industrial rent-oriented urban renaissance approach. Inner-city historic areas both in historic peninsula and along the Golden Horn were focal spaces of transformation in Istanbul.

4.2.1. PERIOD I: The Republican Period (1923 – 1950)

The Republican Modernist Image-oriented Urban Renewal Approach

By the announcement of the Republic, Türkiye entered into a different development process both in politics and economy. Introduction of a republican **single-party regime** system and economy-oriented urban development created a new path for the urbanization of nation-state (Şengül, 2001). Although, there was an economic recession in Türkiye as a result of the impact of external factors, which were the Great economic Depression of 1929, and World War II (1939-45). Thus, in this period, **the centralized, state-dominated models of economic development** targeted rapid industrialization and rapid urbanization in order to provide a contemporary appearance, republican image, for cities in Türkiye (Uzun, 2001:61). In addition, the State Economic Enterprises (SEEs) were targeted to develop industry (Electronic source: Diplomatic Archive of MFA, 2002). Improvements in transportation and infrastructure resulted in growth of cities by urban transformation in which new lifestyles and new uses of public space create new land-use patterns in Türkiye (Uzun, 2001). Istanbul became a metropolitan industrial city in which urban planning was based on economic development by industrialization.

In Period I, **urbanization process** of Istanbul can be described as an automatic adaptation to natural expansion of the city in which urban transformation resulted in self-regulated developments. In addition, **urban planning** was achieved for reflecting republican ideology by modernist image-oriented approach, namely/based on the international modern movement and the CIAM idea. Therefore, interventions for urban growth and change can be categorized into three different planning perspectives in this period. First perspective was the method of urban renewal of former fire areas in the 1924-28 Lörcher Plan. Second perspective was the method of historical preservation in the 1933 Elgötz Plan, that was based on classical urban thought, for creating urban continuity by the City-Beautiful approach. The Elgötz Plan was the first organizational example of historical preservation efforts in Istanbul. Third perspective was the method of urban (re)development in the 1937 Prost Plan, that was based on

concentric zone model and the CIAM idea, for creating industrial development by comprehensive planning approach. The Prost Plan was the first regulatory example of urban renewal efforts in Istanbul. Moreover, the 1937 Prost Plan created a rotation in urban planning as a result of shift from incremental planning studies on fragmented basis to comprehensive planning studies on systematic basis.

In the Republican period, **urban redevelopment efforts** can be categorized into three groups. First one was **the property-led urban regeneration scheme**, which based on the strategy of urban renewal for inner-city reorganization in the Lörcher Plan. Second one was **the historical preservation and urban conservation (revitalization)-led urban regeneration scheme**, which based on protection for urban continuity in the Elgötz Plan. Third one was **the commerce-led urban regeneration scheme**, which based on the strategy of CBD for industrial development in the Prost Plan.

Period I (1923-1950) - Urban Growth and Change in Istanbul:

During 1924-1928, Istanbul's growth has not been accounted in the reconstruction plans as a result of the transfer of capital city function to Ankara. Because, on the one hand there was a population decline and on the other hand there was a plenty of vacant lands in 1927. As a result, Planning Commission of Istanbul focused on revival of the stagnating urban economy, and on preparation of a reconstruction plan for the city.

Consequently, **the 1924-28 Lörcher Plan**, which was a reconstruction plan for Istanbul, was based on the City-Beautiful idea. The objective in the Lörcher Plan was threefold. First objective was to reorganize former burnt-out areas and the renewal of public squares. Second objective was to reconstruct an integrated transportation network (Tekeli, 1992:25, 1994:62). Although, transportation network became disorganized due to increase in population and density of the city in 1930s (Tekeli, 1992). And third objective was to create new green

spaces in the city. In the first half of 1920s, Teşvikiye, Nişantaşı and Şişli was developed, in addition to Beyoğlu, as ethnic population-intense residential areas by capital owners and high-income groups (Tekeli, 1992:25, 1994:62). The first objective in Lörcher Plan produced **the (residential) property-led urban regeneration scheme** within the inner-city areas of Istanbul. The (proactive) strategy of urban renewal became an urban regeneration scheme in the form of planned process under public dominated leadership.

In the second half of the 1920s, there was an increase in industrial establishments in the waterfront areas of Istanbul as a result of **the 1927 'Industrial Incitement Law'**, which promoted private sector in order to achieve rapid industrialization. This Law provided an impetus for community action in the industry-based redevelopment actions in the city, which caused unbalanced urban growth (Tekeli, 1992). Therefore, historic urban fabric and the Bosphorous coastline started to become involved in urban change, which created discontinuity (Geçit Devresi Tedbirleri Şûra Zaptı, 1961; Tekeli, 1992). In the second half of the 1920s, the Golden Horn and the Bosphorous coastline developed as industrial areas. In other words, the reconstruction plans for the city and the 1927 Industrial Incitement Law resulted in fragmented and disorganized urban growth. Therefore, there was a search for a new development plan for Istanbul.

In the 1933 Elgötz Plan, Istanbul's growth was observed along the major transportation axis and urban change was inhibited in the historical urban fabric. The Elgötz Plan was based on the concept of modern city by providing urban continuity in Istanbul. The objective of the Elgötz Plan was to protect historical urban fabric in order to create urban continuity. In addition, it was offered to select a harmonious land-use for historical urban areas. Therefore, the target was to separate monumental historical urban areas from the major transportation axis and to connect them by internal roads. **The historic peninsula** was the focus area to protect (Büyük İstanbul Nazım Plan Raporu, 1971). This objective based on **the revitalization-led urban regeneration scheme with the historic preservation and urban conservation objectives.** The 1933 Elgötz

Plan targeted the (proactive) strategy of historic protection in the form of planned process under (sustained leadership) public dominated leadership. Although, this objective was not achieved until 1980s as a result of later planning objectives for urban growth in which industrial development was targeted (Istanbul Metropolitan Alan Nazım Plan Raporu, 1980).

The concept of protecting historical urban fabric in Istanbul was abandoned by **the 1st Industrial Development Plan** which promoted the concept of national industrialization in favor of economic development, especially in Anatolian cities, in 1934. Although, Istanbul encountered into an urban growth process which based on industrial development along **the Golden Horn** resulting from the 1927 Industrial Incitement Law (Geçit Devresi Tedbirleri Şûra Zaptı, 1961; Haliç Kıyı Alanları-Projeler Entegrasyonu-Master Plan Raporu, 2001).

In the 1937 Prost Plan, Istanbul's growth was observed both in the historic peninsula and within the inner-city areas along the transportation axis. The 1937 Prost Plan was based on the concept of industrial city by providing linear form for Istanbul. Therefore, the objective in the 1937 Prost Plan was three fold. First objective was to provide a mono-centric urban growth around the historic peninsula with concentric linear outward rays. Second objective was to provide major land-use decisions. Third objective was to protect the historic city silhouette and historic urban fabric (Tekeli, 1992, 1994; Istanbul Metropolitan Alan Nazım Plan Raporu, 1980). With reference to third objective, building heights were put under a limit in the historic peninsula and the Bosphorous slopes were designated as residential areas (Tekeli, 1992, 1994; Haliç Kıyı Alanları-Projeler Entegrasyonu-Master Plan Raporu, 2001). Although, restoration of historic buildings and urban renewal efforts by rebuilding caused changes in the historic urban fabric (Istanbul Metropolitan Alan Nazım Plan Raporu, 1980).

The 1937 Prost Plan was comprised of three local plans; the historic peninsula-Beyoğlu area, the Bosphorous coastline area and Üsküdar-Kadıköy area. In the 1937 Prost Plan, the historic peninsula and Beyoğlu district were conceptualised

as a unified entity with a comprehensive planning approach (Istanbul Metropolitan Alan Nazım Plan Raporu, 1980). The Bosphorous coastline involved in the planned urban growth as a result of its importance in the city silhouette. In the 1940 Prost Plan, Üsküdar and Kadıköy were developed as new commercial centers of the city. Istanbul initially started to have polycentric urban form by the 1937 Prost Plan.

The significance of the 1937 Prost Plan was that it produced a planned urban growth and change within the inner-city area of Istanbul (Tekeli, 1992, 1994). In addition, development operations of Lütfi Kırdar from 1939 to 1948 supported the urban growth outlined in the Prost Plan. The public interventions for urban growth and change were subsidized by the government budgets (Tekeli, 1994).

The Prost Plan offers **urban development** of:

- new commercial areas along Şişli-Mecidiyeköy axis. Consequently, urban areas on this axis developed by commerce-led urban growth as prestigious business areas.
- new residential areas in Maçka-Taksim and in Maçka-Beşiktaş axis, as well as in Kurtuluş, where is on the upper level of Kasımpaşa. Consequently, Akaretler, Maçka and Nişantaşı developed by the property-led urban growth as prestigious housing areas while environments of Kasımpaşa developed by the industry-led urban growth as residential areas of the blue-collar groups.
- industrial establishments in the Golden Horn. Consequently, the Golden Horn area was aimed at developing by the industry-led urban growth.
- university in the area between Beyazıt and Şehzadebaşı on the historic peninsula.
- open green areas in Dolmabahçe-Taksim-Harbiye triangle, which was unified with the Bosphorous coastline with the public land-uses as stadium, amphitheater, sport. And, development of exhibition complex, and a park in area between Karaköy and Galata Tower were also offered for the inner-city area.

The Prost Plan offers **urban change** by:

- urban renewal of residential areas between the Northern Golden Horn and Taksim. Consequently, İstiklal Street (and Galata) was redeveloped by the property-led urban regeneration scheme. The objective was to make those deteriorated urban spaces as prestigious residential areas by the strategy of revitalization. And, the method was urban renewal.

In the republican period, the most significant urban regeneration scheme was **the commerce-led urban regeneration scheme** within the industrial inner-city area of Istanbul. The 1927 Industrial Incitement Law and the industrial development objective in the 1937 Prost Plan resulted in functionally segregated urban growth in Golden Horn area. These objectives for the urban growth aimed at producing planned process of urban redevelopment under (sustained) public leadership. Although, “structural decisions on an industrial plan in Istanbul remained unimplemented” (Keskinok, 1997:86). Consequently, the (proactive) strategy of CBD redevelopment, which based on the theory of concentric zone model, became an urban regeneration scheme. The CBD was Çarşıkapı-Sirkeci-Eminönü area and the transitional zone was Galata, Karaköy. In the planned process, prestigious commercial land-uses expanded from Galata, Karaköy to İstiklal Street. This expansion was an unplanned process of community action, resulting from planned urban redevelopment actions, in order to benefit from the process of capital circulation.

In 1940s, the process of *gecekondu* settlements started in Istanbul (Tekeli, 1992; BINP, 1971). In other words, there was a duality in urban growth as planned organized developments and unplanned disorganized expansions. In addition, there was a change in the prestige status of inner-city areas, i.e.: Macka, Akaretler, Nisantasi, Beyoğlu. Between 1942 and 1944, the capital wealth tax¹⁴, that was a product of a single party regime, produced a decrease in ethnic population, which were living in the contemporary historic inner-city areas in Istanbul. Consequently, the property ownership of ethnic population started to

change (Akar, 1999; Elektronik source: Diplomatic Archives of MFA, 2002). Also in 1946, there was a rapid increase in the unplanned peripheral development in the form of squatter housing due to migration from rural to urban. In addition to that, a small amount of immigrant population started to concentrate in the inner-city historic areas (Tekeli, 1992).

4.2.2. PERIOD II: The Post-war Transitional Period (1950-1965)

The Industrial Modernist Image-oriented Urban Renewal Approach

In postwar years, Türkiye entered into **political turbulence** in which there was a shift from single party leadership to multi-party regime. In addition, political coalitions emerged as a result of military intervention in 27 May 1960. Consequently, Türkiye proceeded into a planned development process by multi-party regime system and industrial economic policies (Tekeli, 1994; Diplomatic Archives of MFA, 2002). In 1945, Türkiye became a member in UN, which targeted international cooperation for peace and socio-economic development (Electronic source¹⁵, 2002). Therefore, there was a restructuring economy, based on the 1950s Marshall plan, in order to deal with the economic downturn in Türkiye. Thus, in this period, **the liberization model of economic development** targeted mechanization in agriculture in order to provide stimulation of national economy by industrial and financial investments as well as by foreign financial aid (Uzun, 2001:61; Diplomatic Archives of MFA, 2002). The model created both a major impetus for cities to encounter into the rapid urbanization and urban transformation process based on the industrial development. After the military intervention to politics in 1960, principle of planned economy was adopted in order to overcome the problem of inflation and to provide planned industrial development of cities. The Economic Development Plans (EDPs) for five years started to direct national and local urban growth. Consequently, the objective embedded in the **1st EDP (1963-67)** was to provide urbanization of metropolitan cities in accordance with a rank-size rule in order to provide modern image for the cities in Türkiye (Birinci Beş Yıllık Kalkınma Planı, 1962; Keleş, 1990:55).

This development process created a phase for the urbanization of labor power (Şengül, 2001). Therefore, Istanbul continued to proceed as a metropolitan industrial city in which urban planning was based on the economic development by organized and planned industrialization, and military restructuring.

In period II, **urbanization process** in Istanbul can be described as an automatic adaptation to the industrial expansion of the city in which urban transformation resulted in self-regulated developments. In addition, **urban planning** is achieved for reflecting the modernist ideology by the industry-oriented approach, namely the comprehensive planning approach. Interventions for urban growth and change were observed as conscious and planned developments in three different **planning perspectives**. First perspective was the strategy of hierarchical industrial development in the plan of the Board of Consultants in the first half of the 1950s. Second perspective was the strategy of reconstruction programs on a basis of radio-concentric urban growth in Menderes Operations legitimized by Högg Plan in the second half of the 1950s. Third perspective was the strategy of de-industrialized inner-city development on a basis of polycentric linear urban growth in the 1958 Piccinato Plan.

Moreover, there are three important **legislations** related with urban fabric and the silhouette of the city and affecting the process of urban change in Istanbul. First one was the Law numbered 5805, which introduced of the concept of conserving architectural heritage in urban fabric in 1951. Second one was the 1961 Development Plan for 40 meters Altitude that provided regulations for preserving the silhouette of the city along the Bosphorous. Third one was the 1964 Intramural City Plan, which provided regulations for preserving the urban fabric and the silhouette of the city.

In the post-war transitional period, there was a **socio-spatial change in urban population** of Istanbul. There was a process of rapid urbanization and rapid increase in population as a result of rural to urban migration. Accordingly, multi-

cultural structure of the society started to change as result of the post-war crises in economy and the decrease in ethnic population. In the previous period (the republican period), the capital wealth tax in 1942 caused a change in areas having historic character with ethnic population. Thus, the inner-city historic areas started to become a place full of Turkish migrants due to the two political movements affecting social and economical transformation in the course of the struggle for encouraging national identity. The first one was the movements of September 6th and 7th in 1955, and the second one was the corresponding exchange of Greek-originated population with Turkish-originated population in 1964.

Period II (1950-1965) - Urban Growth and Change in Istanbul:

1950s-peripheral development-rapid subdivision of land outside the municipal boundaries- demand for industrial sites caused land speculation in agricultural areas. 1955-a new municipal boundary in order to control the unplanned development.

In the early 1950s, the concept of ‘architectural heritage to be conserved’ was introduced by producing a law in Türkiye. In 1951, ‘**The Law Related to Organization and Duties of the High Commission of Historically Valuable Real Estate¹⁶ numbered 5805**’ encouraged conservation of historical buildings and surrounding sites in order to prevent destruction of architectural heritage. This policy was an outcome two factors. First one was an external factor, which was stemmed from the international emphasis on historical preservation by UNESCO, in which Türkiye was not a member yet (Electronic source¹⁷, 2002). Second one was an internal factor, which was stemmed from the increase in the rent value of housing in Istanbul. Consequently, the tendency of middle-income groups increased to rebuild their property (Tekeli, 1992:41, Tekeli, 1994:106). With reference to Law 5805, the High Commission of Historical Works and Monuments was established in order to manage conservation programs at single

building level in 1951 (Tekeli, 1992:70). Although, the concept of architectural conservation did not become effective as a result of objective for industrial development in order to overcome the post-war economic crisis in 1950s.

Between 1952 and 1956, **The Board of Consultants** underlined the importance of **the consistency** between development studies and economic problems (Geçit Devresi Tedbirleri Şûra Zaptı, 1961; Tekeli, 1992). Consequently, the idea of producing an **industrial plan for the city** was based on the 1952 Economic Development Congress for Istanbul. In addition, the idea of constructing a Bridge over the Bosphorous was promoted in order to connect de-centralized industrial areas (Geçit Devresi Tedbirleri Şûra Zaptı, 1961). Although, there was a financial incapability. Therefore, two significant **themes** were provided by the planning studies in Istanbul. First theme, producing **urban change**, was the inner-city development of industry in the **1954 Beyoğlu Master Plan** prepared by the Board of Consultants. Second theme, producing **urban growth**, was the regional development of industry in the **1955 Marmara Regional Plan** prepared by Eastern Marmara Planning Group.

The 1954 Beyoğlu Master Plan was prepared by the Board of Consultants in order to provide basic modifications to the Prost Plan. Master plan for the Beyoğlu side was based on the concept of industry-oriented development in Golden Horn (Halic Kiyi Alanlari-Projeler Entegrasyonu-Master Plan Raporu, 2001). Although, there was an urban development in villages along the Bosphorus waterfront and on the Marmara Islands in the 1950s. Ortaköy was represented as a low-density district in the 1954 Beyoğlu Master Plan (Beyoğlu Master Plan, 1954). Urban development efforts were realized the projects acquired by bids, participated the private architectural offices (Geçit Devresi Tedbirleri Şûra Zaptı, 1961). Although, decisions on the modifications for industry-oriented development remained unimplemented (Keskinok, 1997:86). Therefore, **the 1955 Marmara Regional Plan for Industry** based on the concept of organized and planned industrial development (Geçit Devresi Tedbirleri Şûra Zaptı, 1961; Tekeli, 1992, 1994).

In the 1950s, there was a political struggle between two opposing political parties, CHP and DP. Therefore, it was targeted to intensify urban developments in Istanbul, instead of Ankara, in order to represent the modernist image. Consequently, **the 1956 Menderes operation** was based on the concept of automobile city in order to represent the image of modernization and of the modern city. Therefore, objectives in the reconstruction program of Menderes operation were threefold. The main objective was to solve the problem of traffic congestion by rearrangement of the major transportation axis and improvement of the main avenues. Second was to reorganize the urban squares by the method of urban renewal, and third was to renovate Islamic religious monuments by the method of architectural restoration. Moreover, the urban redevelopment efforts were made in order to gain political support (Tekeli, 1992, 1994). “Menderes operations were the implementation of unimplemented decisions of the *Prost Plan* and the Plans prepared by *Board of Consultants* (i.e. Regional Plan for Industry in Istanbul, and Beyoğlu/Pera Master Plan)” (Keskinok, 1997:86).

The importance of Menderes operation was twofold. First, it represented the political struggle of the period in urban space. And second, it was a modernist image-oriented approach for reflecting the republican ideology by strategic plans. In addition, Menderes operations are politically interpreted reconstruction program under the Haussmanian approach in which expropriation of built environments was utilized as a major planning tool. Even, there was a parallelism between Menderes operations in Türkiye and the CBD and Downtown redevelopment programs in the world, his actions were assumed as irrational.

The 1957 proposals in the Högg Plan were utilized in order to rationalize Menderes operations. The concept of the plan was based on urban (re)development along mass transportation network. Therefore, the main objective in the Högg Plan, which was to provide a compact urban form with reorganization activities by functionally segregated land-uses, was not achieved (Tekeli, 1994).

The themes in the Menderes operation, represented the concept of automobile city, mainly focused on establishing a new highway connecting West (the historical peninsula, Beyoğlu) and East sides of the city.

Menderes operations achieved **urban development** of Barbaros Boulevard, which has had importance in the city's traffic circulation as a main artery, in Beşiktaş. Furthermore, Menderes operations achieved legible **urban change** by enlarging urban squares, i.e.: Taksim square, Karaköy-Perşembe Pazarı and Yemiş Çarşısı as well as main boulevards and roads opening to those squares, i.e.: the Eminönü-Unkapanı road, the Atatürk Boulevard in the historic peninsula, Taksim-Şişli-Büyükdere avenue. In addition, Menderes operations produced urban change by opening new streets as vista channels from main streets to the Golden Horn and the Bosphorous coastline.

Menderes operations were **planned process** of urban redevelopment, a reconstruction program, in which the **strategy** of urban revitalization is utilized by the **method** of urban renewal, land-use changes and infrastructural constructions. Although, these operations received **criticism**. It is argued that even these were planned process of urban redevelopment, Menderes operations challenged with the 1956 Legal Expropriation Law numbered 6830. Because, there was a political reaction for demolishing historical buildings. Therefore, it was accepted as **unplanned process** (Halic Kıyı Alanları-Projeler Entegrasyonu-Master Plan Raporu, 2001). In addition, the objectives in Menderes operations did not offer solutions to socio-economic and urban problems, which stemmed from the unplanned development of *gecekondu* settlements in the period.

Criticisms and objections to the “unplanned” reconstruction operations in Menderes operations led the Council of Ministers and the Bank of Provinces to obtain a new plan for Istanbul. Therefore, there was a need for a **conscious development plan** providing de-centralized industrial development in an organized way for urban growth while regarding urban continuity by historic and natural preservation efforts in urban change (Tekeli, 1994).

In the 1958 Piccinato Plan, Istanbul's growth was observed along the major transportation axis with new peripheral industrial development areas. The 1958 Piccinato plan, which was an antithesis of previous planning studies, was based on the concept of de-industrialized historic nucleus and de-centralized city having a polycentric linear and industrial urban growth. Therefore, the objective in the 1958 Piccinato Plan was threefold. First objective was to concentrate industrial development at periphery with new settlement areas by removing industry from the Golden Horn and the Bosphorous coastline. Second objective was to establish a new road system by promoting linear and polycentric development theme. Third objective was to improve and revitalize touristic resources of the city by the strategy of urban renewal (Tekeli, 1992, 1994).

In the Piccinato Plan, Istanbul metropolitan area was divided into three regions; the Beyoğlu region, the Bosphorous region and the Anatolian region. Both in the Beyoğlu and in the Bosphorous regions, urban growth was limited as a result of indicating them as saturated areas in where housing stock and population were stabilized. In the Bosphorous region, the union of green areas on the Anatolian side of the Bosphorous coastline was targeted by improving a wide and continuous band of green. Also, proposal of a bridge over the Bosphorous was debated in the plan. In the Anatolian region as well as in the west peripheral areas, a planned fragmentation of the system of settlements attached to the linear peripheral development axis of Istanbul was offered (Tekeli, 1992, 1994; BINP ana hatları izah raporu, 1987).

The significance of the 1958 Piccinato Plan was that it offered a role for the city as converting Istanbul into a commercial, consumption, cultural and administrative center by a national level policy decision. In the previous planning studies, Istanbul had been conceptualized as a manufacturing center (Geçit Devresi Tedbirleri Şûra Zaptı, 1961; Tekeli, 1994:126). Therefore, the Piccinato plan targeted to decentralize the industry from the inner-city areas of Istanbul. In addition, the Piccinato plan put emphasis on the improvement and

revitalization of the touristic resources of the city by regional and metropolitan scale plans (Tekeli, 1992, 1994).

Consequently, the Piccinato Plan with the subsidies from the Bank of Provinces offered **urban development** of Alibeyköy by industrial establishments within the inner-city area of Istanbul. Furthermore, the Piccinato plan realized **urban change** by either altering or modifying the land-use for achieving functional (and service) purposes in the first half of the 1960s. The land-use of Salı Pazarı Harbour was aimed to be altered to achieve urban transformation from the industrial harbour to the passenger harbour. The land-use of Büyükdere Avenue, extending from Mecidiyeköy to Levent, aimed at to be modified to achieve the development of Şişli-Mecidiyeköy-Maslak axis.

The 1958 Piccinato Plan was also called as “Master Plan for the Transition Period”. The **transition stage plan of 1960s** contained feasibility studies for important proposals such as the Bosphorous Bridge, Kazlıçeşme and Haydarpaşa Harbours and the proposal for peripheral and regional decentralization of industry in Istanbul. In addition, the transition stage council required preparation of the conservation plan until 1962 in order to preserve natural and historical sources. Squares and districts were decided to be renovated by the Board of Inspection and Control via Implementation Plans¹⁸ (Tekeli, 1994:131). In other words, “the development strategies of the Piccinato Plan was to provide a structure reconciling the production function with conservation of natural and historical values” (Keskinok, 1997:89).

De-industrialization of the inner-city areas started gradually after 1960 by the industrial master plans. There were two significant themes for de-centralization of industry to peripheral and regional locations. First theme produced prohibitive regulations for industrial development along the Bosphorous and inner-city areas by the 1961 Peripheral Development Plan. Second theme produced regulatory principles for decentralization of industry by the 1963 Eastern Marmara Regional Plan.

In the 1961 Peripheral Development Plan¹⁹, main objective of the plan was twofold. First was to prohibit construction and subdivision in the unplanned development areas along the Marmara Sea and the Black Sea. Second was to prevent development of industry along the Bosphorous as well as in Kağıthane and Alibeykoy valleys (Tekeli, 1994:132). **In the 1963 Eastern Marmara Regional Plan**, main objective was to offer a role for the city as an international center by allocating land-uses for international, organizational and cultural activities. Consequently, planning for organized urban growth process was aimed at stimulating the acceleration of national economic development by industry. The ordinances of the plan divided Marmara Region into three sub-regions; Istanbul-Izmit and Adapazari. **The significance of the 1963 Plan** was decentralization of industry from the Bosphorous and Golden Horn to the peripheral regions in Istanbul.

Furthermore, “The Bosphorous Conservation Plan proposal was developed in the first half of the 1960s” (Keskinok, 1997:87). **The Bosphorous Conservation Plan** proposals had two objectives: conservation of the natural quality of Bosphorous and historical works in the Bosphorous silhouette. These proposals had both the national level importance and a significant role in urban structure as a result of increasing the touristic value along the coastline.

Overall attempts were departing from a broader range of criteria. This meant restrictions upon the capital accumulation processes whereas Istanbul was experiencing a rapid process of concentration of both capital and labor-power. Therefore, the reproductive or non-reproductive effects of those restrictions should be conceived on the basis of structural limitations of mode of accumulation of the country” (Keskinok, 1997:87).

Besides, the 1961 conservation plan also offered production of new residential stock in a limited but thematic manner in which the Bosphorous silhouette was to be determinant (Tekeli, 1994).

The concept of architectural conservation, introduced by the 1951 Law, became effective as a result of objectives for revitalization of inner-city areas

stemming from the peripheral development of decentralized industry, and for protection of the natural character and silhouette of the Bosphorous in 1960s. Consequently, there were two significant **themes** in the development plans. First theme produced prohibitive regulations for preserving the city silhouette by the 1961 Development Plan for 40 meters Altitude. Second theme produced regulatory principles for preserving urban fabric of the historic peninsula in the 1964 Intramural City Plan.

In 1961, idea of urban conservation was based on protecting the monumental city silhouette by determining it in vertical dimension. **The 1961 Development Plan for 40 meters Altitude**²⁰ was based on the concept of preserving the monumental silhouette of Istanbul by introducing regulatory plan and design codes for the historic peninsula. The plan remodeled the regulatory principles for the historic peninsula coming from the 1937 Prost plan (Tekeli, 1994; Keskinok, 1997:87). The main objective of the 1961 Development plan was to control construction of new buildings by determining maximum building height as 12.50 meters in the areas over 40 meters altitude. In 1964, idea of historic preservation and urban conservation gained a new direction by determining it in vertical and horizontal dimensions. **The 1964 Intramural City plan** was a development plan for the historic peninsula by the Transition Stage Council. The 1964 plan contained zoning and development regulations in seven categories, which were produced for preserving and conserving the historic urban fabric and the city silhouette. Enactment of the plan was made by the Directorate of Historical Works and Municipality (Tekeli, 1994).

Each zone in **the 1964 Intramural City Plan** had a corresponding development regulation by considering the relation between urban pattern and the building heights (Tekeli, 1992, 1994). **The 1st zone** was low-density settlement areas extending from the slopes of Golden Horn to Topkapı. This zone designated for preservation of the traditional architectural character of the area. New constructions were put under regulation, which had to be built in conformity with the character of the area. The maximum building height was determined as

12.50m in this zone. **The 2nd zone** was reconstructed former burnt-out areas. This zone designated for preservation of the grid-iron street pattern. The maximum building height was determined as 15.50m. These zones were residential areas in the historic peninsula. **The 3rd zone** was the region of inns, which is a part of the historic CBD, in Eminönü. This zone designated for historical preservation of architectural character of the area and urban conservation of the urban environment. Regulations were based on the principles required by the High Council of Historical Properties and Monuments. Maximum building height was determined as 15.50m. **The 4th zone** was the coastal strip of the Golden Horn and the Marmara Sea. This zone designated for conservation of the natural character. Marmara Strip was planned as a recreational area for inhabitants of the city. Renovation of the Golden Horn shore strip as a linear urban park in which conservation of city walls and urban architecture was offered. The maximum building height was determined as 6.50m. **The 5th zone** was the archeological site, which is a historic nucleus, comprised of Sultanahmet Mosque, St. Sophia and their environments. This zone received designation in 1956. Regulations were based on the principles offered by the High Council of Historical Works and Monuments. **The 6th zone** was both sides of Vatan Boulevard. This zone designated for architectural preservation of the building facades and their silhouette. The 1:1 ratio for avenue and building height was introduced in order to observe the silhouettes of monuments situated on the slopes of the valley. **The 7th zone** was the 500m wide protected zone of the city walls. This zone designated for urban conservation of historical sites and their green areas. In addition, the building heights were determined as 18.50 m in the areas outside the jurisdiction of the Development plan for 40m Altitude, and low-density areas where the majority of the buildings were high (Tekeli, 1994:136-138).

At the end of the post-war transitional period, **regulatory principles for historic preservation and urban conservation** was produced in the form of **planned process under sustained leadership in Istanbul**. The master plans and development operations were major sources establishing (proactive) strategies for

historic preservation and urban conservation both for the historic peninsula and for the Bosphorous fabric and silhouette. Therefore, latter redevelopment strategies became dependent on the fundamental principles produced in the post-war period.

4.2.3. PERIOD III: The Industrial Development Period (1965-1980) *The Capitalist Industry-oriented Urban Renewal Approach*

After the military intervention to politics in 1960, there was a transitional period economy in which capitalist modes gained importance. Therefore, in this Period, **the import substitution model of economic development** targeted to develop cities by expanding their internal markets (Uzun, 2001:61). Consequently, the objective embedded in **the 2nd EDP (1968-72)** was to promote industrial urbanization in “advanced central regions” in order to trigger national socio-economic development. Istanbul was designated as advanced central region in the Plan (İkinci Beş Yıllık Kalkınma Planı, 1967; Keleş, 1990:55). As a result, there was an intensified private capital investment for industrial development in major urban areas in which rural to urban migrations created population increase. Therefore, Istanbul became a capitalist industrial city. In contrast to the objective embedded in **the 3rd EDP (1972-77)**, which is to promote industrial urbanization on a nation-wide balanced level by designating “privileged regions in development” in Anatolia and by providing advantages through investments and encouragement policies, Istanbul continued to develop as a national center of industry (Üçüncü Beş Yıllık Kalkınma Planı, 1972; Keleş, 1990:56). As a result, urbanization of labor power was continued in Istanbul (Şengül, 2001).

In period III, **urbanization process** in Istanbul can be explained as a contingent effort for the planned development of the city in which urban transformation resulted in industry regulated developments. In addition, **urban planning** was achieved for reflecting the capitalist industrial ideology by quasi-strategic planning approach, namely the development operations. Intervention for urban

growth and change were observed in three different planning perspectives. First perspective was the strategy of de-centralized regional industrial development in the 1968 Piccinato Plan proceeded by the Bank of Provinces and the State Planning Organization. Second perspective was the strategy of de-industrialized inner-city on a basis of flexible urban growth in 1971 Master Plan. The most important contribution of the period was the opening up of the Bosphorous Bridge between Ortaköy and Beylerbeyi in 1973. Third perspective was the strategy of historical preservation and urban conservation plans after 1973.

Moreover, there are three important legislations related to urban fabric and the silhouette of the city with reference to historical preservation and urban conservation. First was the Law numbered 1605, which introduced the concept of historical preservation of sites, in 1972 when UNESCO started the World Cultural and Natural Heritage Program. Second was the Law numbered 1710, which initiated the designation for conserving historic urban sites, in 1973. Third was the Ministers Decree, which provided the establishment of the Türkiye National Commission of ICOMOS, in 1974. In addition, the objective in the 4th EDP (1978-83) focused on protection of natural and historical environment by increasing the quality of urban life. Therefore, preservation and conservation of historic urban fabric and the Bosphorous silhouette gained importance in the process of urban growth and change in Istanbul.

Period III (1965-1980) - Urban Growth and Change in Istanbul:

In the industrial development period, urban growth and change started to be determined by the national institution of urban planning in order to provide a rational and operational basis for the industry in Istanbul. Institutionalization of urban planning was achieved by the establishment of the Greater Istanbul Master Planning Bureau in 1965 under the Ministry of Construction and Settlements. Legal basis for organizing the planning bureau was decided by the National Security Council and the Ministers Decree numbered 6 /

4970. Consequently, legal authority to prepare a plan transferred from municipal councils to the Greater Istanbul Master Plan Office in 1966 (Tekeli, 1992; 1994).

By the 1967 Istanbul Regional Development Congress, the regulations were produced for peripheral industrial development in Istanbul and Marmara Region. With reference to the Congress, the system of metropolitan administration was established in order to provide coordination between municipalities. The development legislations provided by the central government. Consequently, there were urban development projects and models offered by foreign experts of city planners. **The 1968 Piccinato Plan**, which was chosen, was achieved under the control of the Bank of Provinces and the State Planning Organization (Tekeli, 1994).

In the 1968 Piccinato Plan, Istanbul's growth was observed in regional scale. The Piccinato plan, which was produced and financed in collaboration with the State Planning Organization and the Bank of Provinces, was based on the concept of industrial city by providing regional de-centralization. The objective in the 1968 Piccinato plan was threefold. First objective was to provide de-industrialization of the inner-city area from the large-scale industrial establishments. Second objective was to de-centralize industry in peripheral locations in order to establish an organized peripheral urban growth. Third objective was to achieve rehabilitation programs for the inner-city areas in which industry was transferred to the peripheral locations (Tekeli, 1992; 1994).

The significance of the 1968 Piccinato Plan was that it created a planned de-industrialization and de-centralization within the inner-city area of Istanbul. The Plan schema was based on long term regional infrastructural planning. (Tekeli, 1992; 1994). The Piccinato Plan offers **urban development** of the peripheral industrial regions, i.e.: Tuzla. In addition, the 1968 local belt-ways plan for the Bosphorous bridge, which started to be constructed in 1970 and completed in 1973, produced urban development both sides of the city, i.e.: Ortaköy in Beşiktaş and Levent in the west side as well as Beylerbeyi and Üsküdar in the

east side. Furthermore, the 1968 Piccinato plan realized **urban change** by achieving rehabilitation programs for factory areas along the Bosphorous, i.e.: Kuruçeşme (Tekeli, 1992; 1994).

In the 1971 Master Plan, Istanbul's growth was observed both in the inner-city gecekondü areas and in the industrial peripheral locations. The master plan was based on the concept of capitalist industrial city by providing open and linear form for Istanbul. Financial assistance for implementing the plan proposals was received from the World Bank, which considered Istanbul as a model city to provide feasible urban growth in the 1970s. The objective in the 1971 master plan was threefold. First objective was to provide a flexible urban growth by constructing the Bosphorous bridge and its beltways by producing conservation policies for protecting the natural character of the Bosphorous slopes. Second objective was to decentralize some CBD functions from the historic nucleus to the fringes of the city in order to provide development of sub-centers. Third objective was to produce conservation policies for protecting the historic urban fabric, especially the western districts of the historic nucleus and Galata (Tekeli, 1992; 1994. Büyük İstanbul Nazım Plan Raporu, 1971). With reference to the second and third objectives, planned formation of dual city structure was initiated in Istanbul.

The importance of 1971 Master Plan of Istanbul was that it put emphasis, legally for the first time, on the issue of historical preservation of urban areas and architectural elements. The 1971 Plan suggested designating **the historic peninsula** and **Galata** as historic urban protection areas, and **Üsküdar** as a historic neighborhood protection area in order to make them future touristic areas. This idea was accepted by the 'Eski Eserler ve Anıtlar Yüksek Kurulu' and the **historic peninsula, Galata** and **Üsküdar** were designated as "protection areas" by 'Eski Eserler ve Anıtlar Yüksek Kurulu' (Büyük İstanbul Nazım Plan Raporu, 1971:37). The emphasis on the protection of urban areas in the 1971 Master Plan was the basis of tourism-led urban regeneration scheme, which focuses on the concept of tourist-historic city in Istanbul.

Before the 1970s, the strategy of urban renewal in the form of massive expropriations was the noticeable and criticized method, i.e.: the demolition of historical buildings in order to open waterfront roads in the Golden Horn area. With respect to the de-centralization of industry into the peripheral regions, i.e.: Istinye, Kağıthane in the west side and Paşabahçe, Beykoz in the east side, the inner-city areas became potential spaces for commercial land-uses. The Bosphorous coastline and the Golden Horn emerged as de-industrialized inner-city areas. Consequently in the 1970s, there was a gradual transformation of land-use from residential to commercial functions in Galata, Beyoğlu (Büyük İstanbul Nazım Plan Raporu, 1971). Furthermore, the concern for historic preservation and urban conservation in the 1971 master plan encouraged more protective approach for these potential areas. Therefore, the strategy of adaptive re-use became a major method in the urban regeneration process.

In 1972, UNESCO²¹ signed an international agreement on the World Cultural and Natural Heritage Program in which Türkiye had not involved yet. Although, 'The Law numbered 1605' introduced the concept of site to be protected in 1972. Therefore, the concepts of conservation and historical preservation of sites gained importance in Türkiye, especially in İstanbul (Tankut, 1977; Tekeli, 1992). Therefore, the Greater İstanbul Master Planning Bureau under the Doğan Kuban Commission started a planning study for historical preservation. Main determinants of the planning study for inner-city historic urban areas were the rent value of land, and the potential of tourism and recreation in those areas. Conservation plans produced for the Historic peninsula inside the city walls, area outside of the walls, Beyoğlu and the Bosphorous coastline (Tekeli, 1994:201). As a result, urban transformation process was encouraged in these areas on the theme of tourism-led urban regeneration scheme under the public leadership.

Consequently in 1973, 'The Law of Historical Works²² numbered 1710', which initiated the designation of the terms "historical, archeological and natural sites", encourages conservation of historically prosperous urban fabric (Tekeli, 1992:70-71). This policy was an outcome of the intention of the state to control urban growth of İstanbul by protecting the historical urban fabric. With reference

to Law 1710, the High Council of Historical Works was established in order to manage urban conservation programs at site level in 1973. Although, the term “urban site” was not mentioned (Tekeli, 1992:70-71, 1994:186). The importance of Law 1710 is twofold. First, the broadened content of law included the protection of areas with historical, ethnological, ecological and natural characteristics (Tankut, 1977; Tekeli, 1992:70-71). This was resulted from ‘**the Council of Ministers Decree, number 7 / 8132**’ that provided the establishment of Türkiye National Commission of the ICOMOS²³ working in collaboration with The Ministry of Cultural and Natural Value in 1974 when the term “urban site” was mentioned (Taşınmaz Kültür ve Tabiat Varlıkları Mevzuatı, 1996:169). Second, the approval of the Council, which is responsible for determination of and principles for protection, was required for preparing development plans (Tekeli, 1992:70).

After 1973, The High Council of Monuments approved to produce the conservation plans by giving designation to the buildings on İstiklal Street, extending from Taksim to Tünel, as historical urban site and to the Bosphorous coastline zone, including the coastline road and the historic residential rows, as historical and natural urban site. The coastline zone contained the area from Ortaköy to Yeni Mahalle in the west and the area from Üsküdar to Beykoz in the east side of the Bosphorous (Tekeli; 1994:202). In addition, opening up of the Bosphorous Bridge underlined the importance of historical preservation in the environments of Ortaköy and Beylerbeyi in 1973. As a result, urban transformation process was encouraged in these areas on the theme of historic preservation (revitalization)-led urban regeneration scheme under the (public sector dominated) sustained leadership.

Legal frameworks for historical preservation and urban conservation of the urban fabric and the Bosphorous silhouette stimulated urban regeneration efforts after 1973. In addition, the objective embedded in the 4th EDP (1978-83) was to protect natural and historical environment and to increase the quality of urban life (Dördüncü Beş Yıllık Kalkınma Planı, 1978;_Keleş, 1990:57). Therefore, issues

of historical preservation and urban conservation as well as investments for urban infrastructure become major theme in urban planning. These themes, supported by legal frameworks, stimulated and encouraged the concentration of private investment on historical urban sites at the end of 1970s.

4.2.4. PERIOD IV: The Post-Industrial Development Period (1980-1990)

The Post-Industrial Market-oriented Urban Renaissance Approach

By the military intervention to politics in 12 September 1980, there was a military regime governed by the National Security Council (MGK) until 1983. After 1982, there were formation of **new political parties** and **liberal structural changes in economy** (Diplomatic Archives of MFA, 2002). Thus, in this Period, **the export substitution model of economic development** targeted to develop cities by integrating them to international capital markets of the new world system (globalization process) by means of giving priority to export-oriented production (Diplomatic Archives of MFA, 2002). Istanbul has become an arena of capitalist competition in global markets in which private leadership was promoted. While the government-sponsored industrial developments has lost their importance, business and service sectors as well as tourism sector gained importance in Türkiye (Uzun, 2001). Consequently, Turkish national sectors started to become involved in the world market of economy. Therefore, Istanbul became a capitalist world city. Consequently, the objective embedded in the **5th EDP (1985-89)** was to promote specialized service activities due to the potential of the city in order to maintain tourism, industry, commerce/retail or culture as a theme for the city. Although, cities inevitably have multi-functional activities as Istanbul has (Beşinci Beş Yıllık Kalkınma Planı, 1984; Keleş, 1990:57).

In period IV, **urbanization process** in Istanbul can be explained as a conditional effort for planned development of the city in which urban transformation resulted in capital regulated developments. In addition, **urban planning** was achieved for reflecting the post-industrial capitalist ideology by the market-oriented approach,

namely the quasi-strategic planning approach. Interventions for urban growth and change were observed as market-dependent entrepreneurial developments in three different planning perspectives. First perspective was stemmed from the 1980 Master Plan. Second perspective was the market-oriented private investments. Third perspective was Dalan Operations. The most important contribution of the period was the opening up of 2nd Bridge between 4.Levent-Armutlu and Beykoz- Kanlıca in 1988.

Prior to the de-centralization of industry from inner-city locations in the 1970s, the population was also de-centralized. Development of industrial establishments in Kağıthane, and İstinye the west side as well as Paşabahçe and Beykoz in the east side increased the importance of the Maslak axis after the 1980s. Moreover, the targets in **the 1980 Plan** on the active historical preservation programs, models for revitalization interventions and creation of hierarchical service centers were impetuses for public involvement to the urban regeneration efforts within the inner-city area of Istanbul. In addition, rapid development of economical, social and administrative activities resulting from rural to urban migration caused rapid increase in the rent value of land and housing within the inner-city urban areas, especially at the city center, after 1980s in Istanbul (Istanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995). Consequently, existence of a rent-gap in the those areas, especially in the historic peninsula as well as in Ortaköy, was the major reason for urban regeneration efforts in Istanbul (IBB-The Sub-region Master Plan, 1995; IBB-Beşiktaş-Ortaköy-Balmumcu Nazım İmar Planı Raporu, 2001).

Period IV (1980-1990) - Urban Growth and Change in Istanbul:

In the 1980 Master Plan, Istanbul's growth was observed both within the inner-city areas along the transportation axis especially around the new CBD, and decentralized sub-centers (Istanbul Metropolitan Alan Nazım Plan Raporu, 1980). Development Strategies of the 1958 Piccinato Plan became the

main objective of the 1980 Master Plan (Keskinok, 1997:89). The 1980 Master Plan of Istanbul was based on the concept of service-based world city in which urban continuity, and post-industrialization were the significant themes. Therefore, the objective in the 1980 Master Plan was threefold. First objective was to provide linear polycentric urban growth by developing new nodal points in the city and satellite urban development forms (Istanbul Metropolitan Alan Nazım Plan Raporu, 1980). Second objective was to improve land-uses by service and tourism sectors. Therefore, the target was to collect metropolitan services at city center by redeveloping the historic CBD and by developing the new CBD and decentralized sub-center areas as hierarchical service centers in Istanbul (Istanbul Metropolitan Alan Nazım Plan Raporu, 1980:9-12). This objective reinforced the dual city structure. Third objective was to protect the historic city silhouette and historic urban fabric (Tekeli, 1992; 1994. Istanbul Metropolitan Alan Nazım Plan Raporu, 1980). With reference to the second and third objectives, historic peninsula and urban spaces along the Bosphorous coastline are designated as potential tourism centers (Tekeli, 1992, 1994).

The importance of the 1980 Master Plan of Istanbul was that it focused on **the active historical preservation programs** to problematic areas in urban fabric by projects and government subsidies. In the 1980 Plan, two models were offered for **revitalization interventions** within the inner-city area. First model focused on initiation of a planned process both for functional reorganization interventions and for small-scale rehabilitation efforts by the governmental investments under public leadership. Second model focused on encouragement of an (un)planned process for rehabilitation interventions by government subsidies under private leadership (Istanbul Metropolitan Alan Nazım Plan Raporu, 1980:9-12). Preservation rules in the master plans based on legal principles in order to give priority to historical preservation and public benefit.

Moreover, **the 1980 Master Plan of Istanbul** put emphasis on the protection of urban areas and enforced to formulate the basis of **tourism-led urban regeneration scheme**. The main reason behind this emphasis was that “Development Strategies of the 1958 Piccinato Plan became the main objective

of the Master Plan for Metropolitan Area (approved in 1980)” (Keskinok, 1997:89). And, this approach increased focusing on the concept of tourist-historic city in Istanbul. Historic city nucleus was included: Eminönü, Fatih Eyüp, Beyoğlu, Şişli and Beşiktaş.

In the alternative master plan scenarios of the 1981 Plan, in which the efficiency, dynamism and realism were major requirements, the general objective was to prevent speculative actions in urban (re)development (Istanbul Metropolitan Alan Nazım Plan Raporu, 1980:34-37). The concepts of urban conservation and recreation-led development, and tourism and service-led sub-center development within the inner-city became important (Istanbul Metropolitan Alan Nazım Plan Raporu, 1980).

During the 1980s, **the market-oriented private investments** produced urban growth and change with focusing on two main **themes** in Istanbul. First theme, which provided **urban growth**, was the planned process for construction of peripheral hypermarkets and inner-city shopping malls as new service centers under private dominated partnerships, i.e.: “Metro” in İkitelli, “Galleria” in Ataköy. Second theme, which provided **urban change**, was the unplanned process for urban regeneration of historic urban spaces under both private leadership and community action, i.e: Kuzguncuk, Ortaköy.

In the 1980s, there was a leadership of political party, ANAP, after military regime of the 1980s. Therefore, it was targeted to intensify urban developments in Istanbul in order to represent liberization by forming a post-industrial image for the city. **The 1984-89 Dalan operation** was based on the concept of world city in order to represent the image of post-industrialization, and, more important, to emphasize the increase in the municipal budget/ revenue (capital). Therefore, the objectives in the strategic program of Dalan operations were threefold. The main objective was to solve the problem of traffic congestion by opening up a major transportation artery. Second objective was to revitalize İstiklal Street and Taksim Square by the method of urban renewal. And, third was to rehabilitate ex-

industrial areas, as well as contemporary de-industrialized areas, along the Golden Horn by offering solution programs to the problems derived from the environmental pollution. Moreover, urban redevelopment efforts were made in order to gain political support (Tekeli, 1992; 1994).

The importance of Dalan operations was twofold. First, it represented the political struggle of the period in urban space as Menderes operations but in different context. Second, it was a post-industrial image-oriented approach for reflecting the liberal ideology by strategic actions. In addition, Dalan operations were politically interpreted actions under the Hausmanian approach in which expropriation of built environment was utilized as a major planning tool, i.e.: Tarlabası road. Therefore, Dalan operations had a concern for the sustainability-led target in urban revitalization, i.e.: Golden Horn (Tekeli, 1994).

The themes in the Dalan operation represents the concept of sustainable city, mainly focused on establishing a successive ecological improvement in the Golden Horn. Although, legislative regulations for historic preservation was not regarded and legal openings were benefited in order to achieve massive expropriation in Tarlabası in order to open up a major artery connecting to the city's highway system. This was targeted to solve traffic congestion and to rehabilitate the traffic circulation in the city.

Dalan operations achieved **urban redevelopment** of the Golden Horn area, which was extremely problematic in terms of ecological concerns. Furthermore, Dalan operations realized **urban change** by opening up Tarlabası road and organizing an urban revitalization program for İstiklal Street in where some intersecting streets were enlarged in order to open vista channels from the main street to the Golden Horn side. In these interventions, physical upgrading and gentrification was aimed in order to reproduce socio-economically qualified urban place.

Dalan operations were **planned process** of urban redevelopment, an urban renewal program, in which the **strategy** of urban revitalization was utilized by the method of urban renewal, land-use changes and infrastructural constructions. Although, these operations received **criticism**. It is argued that even these were planned process of urban redevelopment, Dalan operation challenged with the 1982 Law numbered 2658 on the agreement with UNESCO on World Cultural and Natural Heritage Program and the 1983 Law numbered 2863 on Protection of Sites and Cultural and Natural Value. Therefore, it was accepted as **unplanned process**. In addition, objectives in Dalan operations did not offer solutions to property problems raised by the massive expropriations (Gürsel,19..).

The 1980 Master plan based on **the (regulatory) legal principles** in order to give priority to historical preservation and public benefit. Consequently, historical preservation, urban conservation and tourism were major concerns. Moreover, the criticism to the Dalan operations resulted in rigid control on urban space in the 1990s. Therefore, the following laws were **determinant factors**, which were based on the 1973 law, in **the revitalization-led urban regeneration scheme in Istanbul after the 1980**. The laws, producing urban policy and legislation **after the 1980s**, mounted the **revitalization-led urban regeneration scheme** into the framework of **tourism and (inter)national heritage industries** in Istanbul. These were the law numbered 2634 and the law numbered 2658 in 1982 and the law numbered 2863. And, these laws created a basis for the supervised partnership in the urban regeneration process. The content of these laws are explained in the following manner.

In 1982, **'the Law on Tourism Encouragement'²⁴ numbered 2634 / 17365'** was aimed at reorganization and development of tourism sector. The importance of Law 2634 is threefold. First one was the designation of tourism region, area and/or center, which was determined in accordance with the natural, historical, archeological and socio-cultural values and existing tourism potential. Second one was the tourism-oriented land-uses, which were assigned to some of immovable properties in tourism centers with reference to the related Ministry.

Third one was the public and private investments, which were promoted by subsidies (Taşınmaz Kültür ve Tabiat Varlıkları Mevzuatı, 1996:32-35).

Further in 1982, 'The Law on the agreement with UNESCO on World Cultural and Natural Heritage Program'²⁵ numbered 2658 / 17670' encouraged the conservation of internationally prosperous cultural and natural heritage, which are monuments, building sites and urban sites. Therefore, the concept of conservation and historical preservation took a different meaning in term of socio-economic parameters (Taşınmaz Kültür ve Tabiat Varlıkları Mevzuatı, 1996:45-55).

In 1983, 'The Law on Protection of Sites and Cultural and Natural Value'²⁶ numbered 2863' replaced Law 1710. This policy was an outcome of the bureaucratic representation of the state to control urban growth in Istanbul. With reference to Law 2863, the High Council of Natural and Cultural Values was established in order to supervise and accelerate conservation operations (Tekeli, 1994:186).

Besides the former legal framework, the **Bosphorous coastline** was taken under **the regulatory control** by the laws, generating different context for the urban regeneration process in the 1980s. These were the minister's decree numbered 83 and the Bosphorous law numbered 2960 in 1983. Consequently, **the urban regeneration process** became more restricted in terms of either public or private intervention, although more inviting for the service, leisure and upgrading purposes. The content of these laws are explained in the following manner.

In 1983, 'the Council of Ministers Decree, number 83 / 5760' produced a series of legal measures for the protection of the Bosphorous coastline. This policy was an outcome of the bureaucratic representation of the state to control urban growth in Istanbul by protecting the Bosphorous fabric and silhouette. With reference to the Decree, a technical and administrative commission was established in the Council of Minister in order to control and prevent

unauthorized buildings and construction along the Bosphorous coastline (Tekeli, 1994:187). The importance of the Decree was twofold. First one was that the construction permission was required in order to protect natural character of historical areas along the Bosphorous. Second one was that the land-use allocation on the shores promoted public constructions on the one hand, as well as inhibited and removed industrial establishments on the other hand (Figure 4.1).

Further in 1983, '**The Bosphorous Law numbered 2960**', which was a special development law, produced under the master plan of the Bosphorous and aimed at to protect and develop the Bosphorous coastline as well as to prevent increase in density. The importance of the Law 2960 was twofold. First one was that the housing stock became stabilized by inhibiting any changes in plans leading to population and density increase. Second one was that the land-use allocation on the shores was promoted by touristic and recreational facilities and open public spaces on the one hand, as well as it prohibited industrial establishments on the other hand (Tekeli, 1992:71; 1994:187). As a result, revitalization-led scheme was underlined with the up-market services in the revitalization-led urban regeneration scheme, i.e.: Ortaköy and Kuzguncuk.

At the end of the 1980s, the context for the urban regeneration process had an **supplementary (inter)national framework** by the urban policy in terms of tourism and heritage industries. These legislations were the law numbered 3584 and the ministers decree in 1989. And, these laws improved a basis for the **revitalization-led urban regeneration scheme** under the public-private partnership as well as the private leadership in the urban regeneration process. The content of these laws are explained in the following manner.

In 1989, '**The Law on the agreement with Granada Act, signed in 1985, on the Protection of European Architectural Heritage**²⁷ **numbered 3584 / 20145**' produced legal measures on the protection interventions for the heritage. Building demolition, new construction building, and altered restoration efforts were prohibited in order to prevent the loss of historical identity (Taşınmaz Kültür ve

Tabiat Varlıkları Mevzuatı, 1996:107-114). Therefore, the strategies of renovation, restoration and adaptive re-use as well as the method of design codes had an increased importance in the urban regeneration process within the inner-city historic areas in Istanbul.

Further in 1989, the minister's decree produced a legal measure on the designation of tourism region and centers in Istanbul. This policy was an outcome of entrepreneurial representation of the market to encourage urban change in Istanbul by investments. Moreover, urban growth of the new CBD in Maslak, in where office and service spaces as well as shopping malls have been developing as an alternative to the historic CBD, aimed to be developed by this policy as a result of creating capital circulation in the city (Cengiz, 1995). Therefore, the private investment as well as the public intervention concentrated on tourism and service investments.

After 1980s, urban regeneration process has focused on the inner-city historic places of collective consumption having effect on urban image of Istanbul. These places have had priority by their historic urban fabric and/or their significance in the Bosphorous silhouette. Also, these inner-city areas have been symbolic spaces as a result of having multi-cultural identity. Legal frameworks coming from EDPs, the master plans and the (inter)national historical preservation and urban conservation laws has delineated the private efforts and public intervention for urban revitalization by encouraging the concept of tourist-historic city. Therefore, urban regeneration process, in which the tourism-industry has been the central theme, has achieved for reproducing not only physically upgraded urban spaces but also socio-economically restructured urban places. Regulations for design codes has put in effect as a planning tool in order to create an integrated urban image and revitalized urban atmosphere in urban regeneration process.

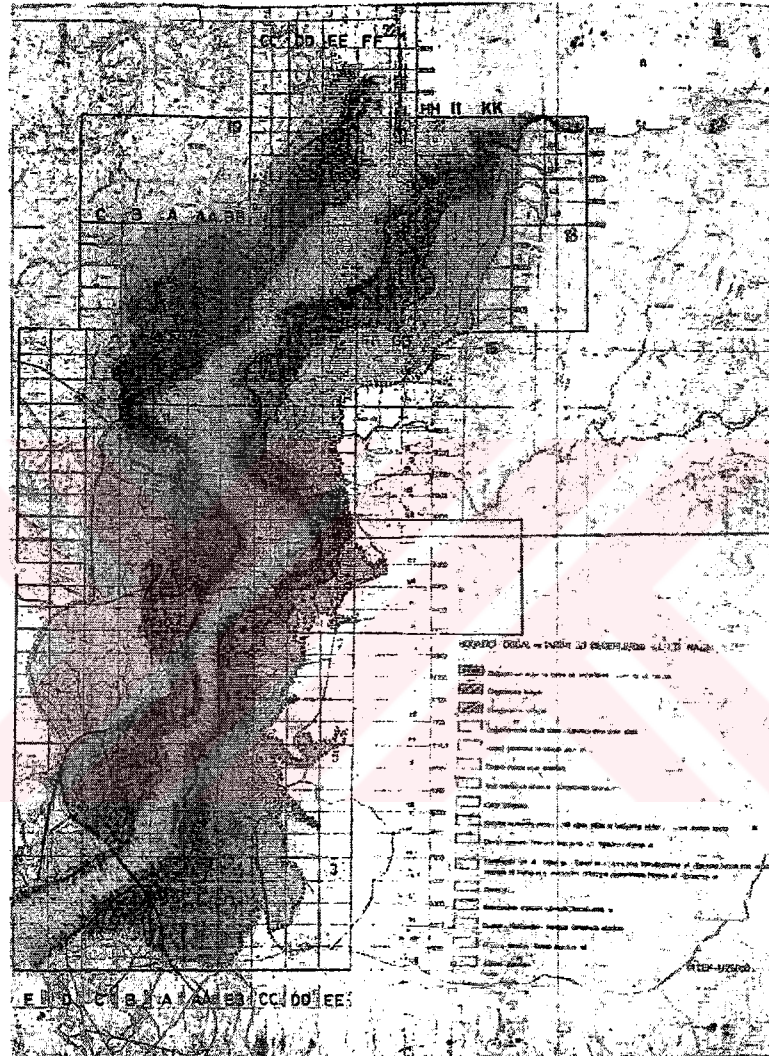


Figure 4.1: The Bosphorous Master Plan including Natural and Historical sites

In the post-industrial development period, the restrictive although liberal and entrepreneurial politico-economic motive produced the post-industrial market-oriented urban renaissance approach for urban planning and design in the urban regeneration process. The main reason behind this motive was the post-modern movement for post-industrial development of Istanbul in the world economy. Consequently, revitalization-led urban regeneration scheme was utilized for the historic urban spaces along the Bosphorous coastline and in the Golden Horn region.

Urban regeneration cases on the Bosphorous coastline underlined the importance of being “advertisement zones” in the process. These cases has initiated as **unplanned process** under private leadership, and then evolved into **planned (mixed) process** under supervised partnership. Consequently in Istanbul cases, reproduction of urban space²⁸ was achieved in relation to the capital investments by the private collective intervention as follows:

- Local community action in the case of İcadiye Street in Kuzguncuk, Üsküdar
- Private capital investments in the case of Ortaköy Square in Ortaköy, Beşiktaş

Urban regeneration cases in the inner-city historic areas of Istanbul characterized the importance of “enterprise zones” in the process. These cases initiated as **planned process** under public leadership, and then evolved into **unplanned (mixed) process** under supervised partnership. Consequently in Istanbul cases, reproduction of urban space²⁹ was achieved in relation to the regime decisions by public intervention as follows:

- Local regime, the public intervention and private capital investments in the case of İstiklal Street in Beyoğlu
- Local regime and the public capital investment in the case of Galata Tower and Its environments in Beyoğlu

4.2.4.1. Bosphorous-Üsküdar/ Kuzguncuk: İcadiye Street

Kuzguncuk-İcadiye Street has a locational significance in terms of urban fabric and the Bosphorous silhouette (Figure 4.2). It is a linear thematic urban space having 3:2 ratio, architectural quality and Bosphorous vista. The most significant elements in İcadiye Street are (row houses), low-rise historic residences, the religious building on linear street pattern, and arching tunnel of trees (Figures 4.2 to 4.10). High-income groups dominate the land-uses of housing and business (Uzun, 2001). Therefore, İcadiye Street is one of the urban spaces having a highest rent value of land in contemporary Istanbul (Interview with real estate agencies, 2002).

The case of **Kuzguncuk-İcadiye Street** is an illustrative example of the **unplanned process** of inner-city historical street redevelopment at the **advanced phase** of urban regeneration process in Istanbul (Uzun, 2001). Urban transformation of the street can be explained by the “theory of urban social movement”³⁰ as a result of objective in the local community action. The main reason behind urban regeneration was to redevelop the İcadiye Street as a culturally symbolic space and to underline the heritage quality of the Street. It was a reflection of increased community concern As a result, İcadiye Street has transformed from deteriorated residential street to upgraded historic street by the **revitalization-led urban regeneration scheme** (Tables 4.2 and 4.3).

Organization of the process was based on the theme of **socio-spatial improvement** in the neighborhood. Consequently, the strategies of social rehabilitation and urban restoration aimed at reproducing the urban image of the Street. The method of the social program and architectural projects, in which renovation were utilized in order to provide community development and neighbourhood rehabilitation. Dedicated Architect Cengiz Bektas has been the

leading actor in the process (Uzun, 2001). In other words, the 1970s contemporary regeneration approach was interpreted under the (private) leadership of Bektas in Kuzguncuk, Istanbul.

In the early 1980s, 'the designation of historical and natural urban site' stimulated private investment of local community and public intervention by preservation plans as regulatory frameworks in the process. Therefore, the unplanned process of community action produced development strategies for İcadiye Street under public-private partnerships in order to upgrade the street by rehabilitating the social life on it. .

The case of İcadiye Street resembles some other **similar** cases in the world in terms of regeneration approach in the process as follows:

- The community action and private leadership in the 1970s New York-Times square, which has experienced gentrification
- The planned process of development strategies under sustained leadership in the 1970s New York-Battery Park and stimulation of private investment -not a financial center but a neighbourhood development; not post-modern codes but historic preservation)
- -The revitalization-led scheme and building renovation in the 1980s Atlanta
- ,The restoration, up-market services and stimulation of private investment in the 1990s Puebla in Mexico city

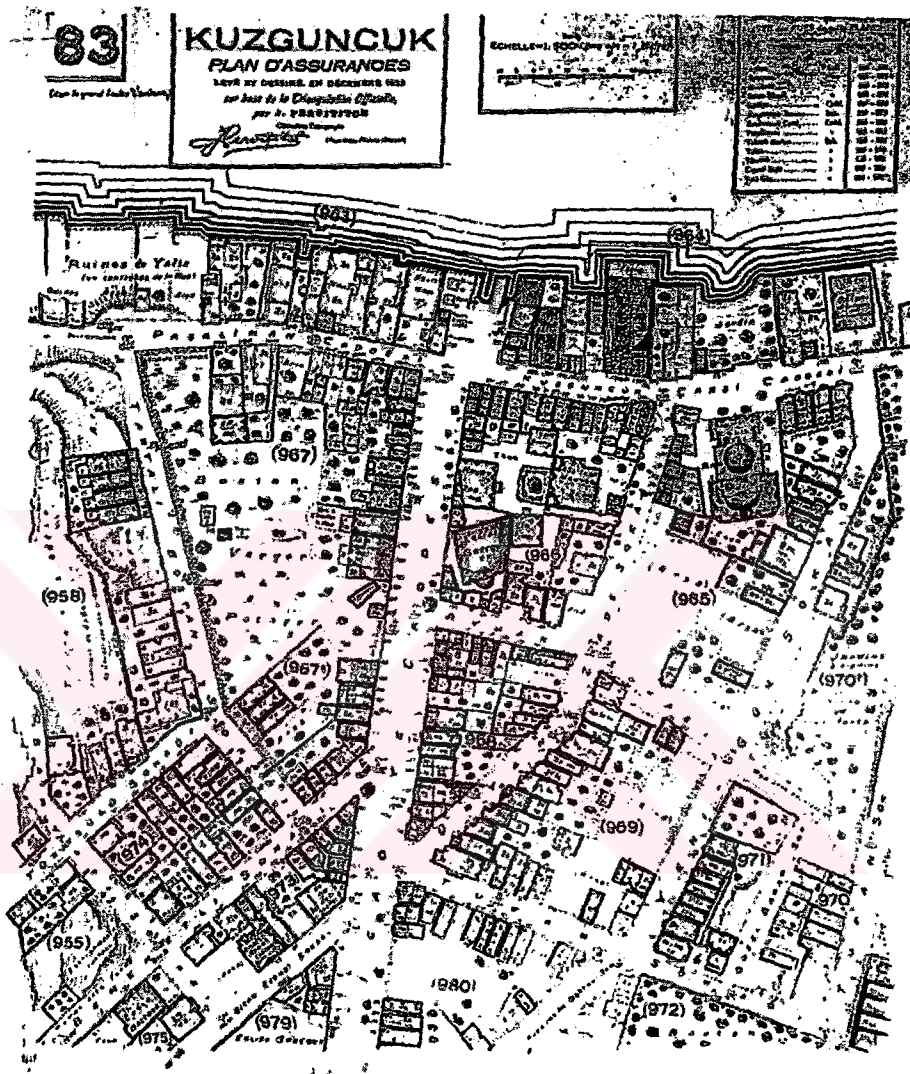
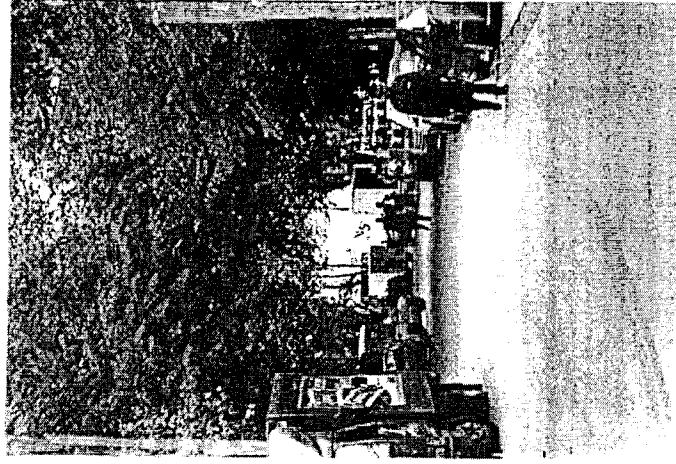


Figure 4.2: The 1932 “Kuzguncuk Plan D’assurances” by Pervititch. (1/500)
 (obtained from the local pharmacy on Icadiye Street, 2002).



1-İcadiye Street perspective from Kuzguncuk waterfront park.



2- İcadiye Street perspective from the intersection of Bicaneferdi Street (Linear Street Pattern, the Green Tunnel, the Bosphorous vista).

Figure 4.3: Accessibility of İcadiye Street



Figure 4.4: Bosphorous vista on İcadiye Street from the intersection (1)



Direction studies for TV film series

Figure 4.5: Artistic activity on İcadiye Street



2- Bicanefendi Street, reaching to the Bosphorous front-view area.

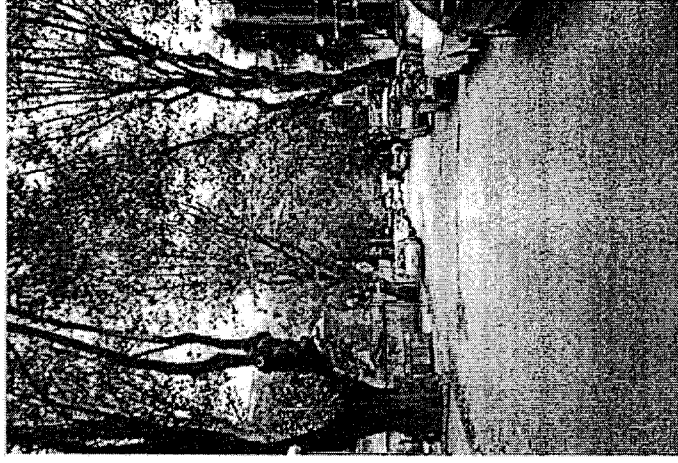


1- A Street reaching to the Bosphorous waterfront area.

Figure 4.6: Street perspectives from the intersection (1)

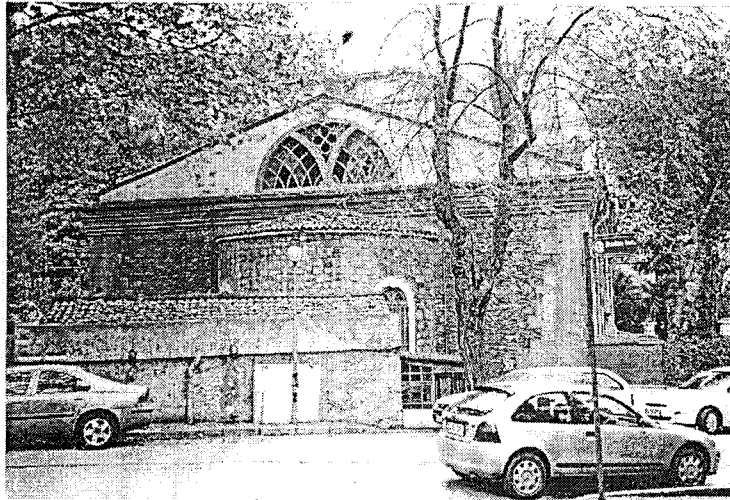


1-the Bosphorous back-view area.

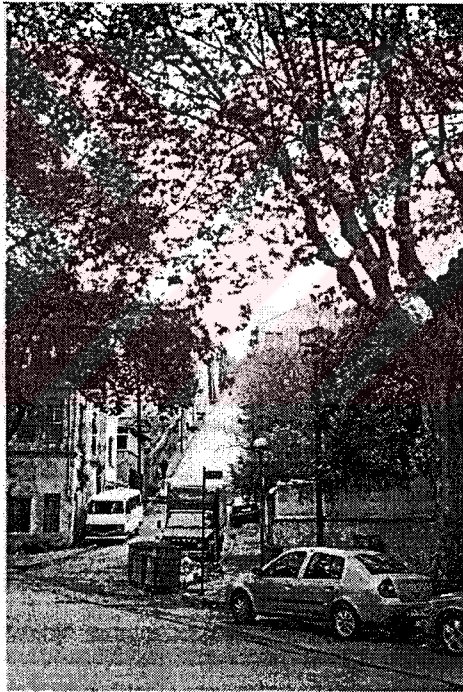


2-the Bosphorous waterfront area.

Figure 4.7: A view of İcadiye Street from the intersection (2)



1-The historic Kuzguncuk Church on İcadiye Street after the intersection(1).

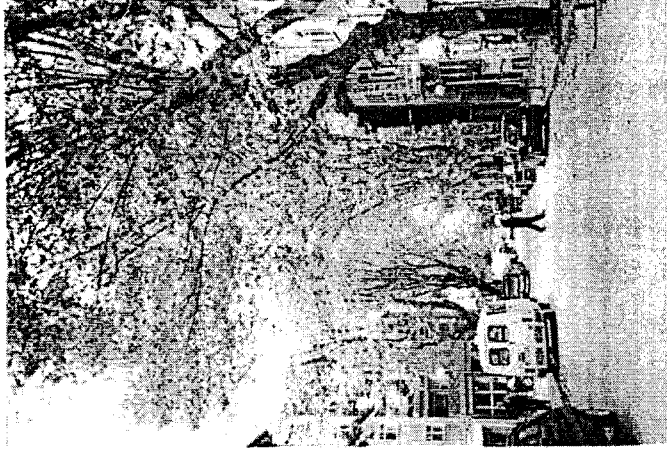


2- A Street reaching tot he Bosphorous front-view area from the intersection(2)

Figure 4.8: Street perspective –reaching to Bosphorous front view area-
from the intersection (2)



Figure 4.9: A view of renovated historic houses on a perpendicular Street intersecting İcadiye Street before the intersection (2)



2-the Bosphorous waterfront area.



1-the Bosphorous back-view area.

Figure 4.10: A view of Icardiye Street from the intersection (3)

4.2.4.2. Bosphorous-Beşiktaş / Ortaköy: Ortaköy Square

Ortaköy square has a locational significance in terms of urban fabric and the Bosphorous silhouette (Figure 4.11). It is a concentric thematic urban space having architectural quality, waterfront accessibility and Bosphorous vista (Figures 4.11 and 4.12). The most significant elements in the character of the square are the Büyük Mecidiye Mosque, organic street pattern, historic buildings and landmark trees (Figures 4.13 to 4.16). High-income groups dominate the land-uses of business and entertainment whereas moderate-income groups dominate the land-use of housing (IBB-Municipality of Beşiktaş-interview, 2002). In addition, Ortaköy is one of the urban spaces having a moderate rent value of land in contemporary Istanbul (Interview with real estate agencies, 2002).

The case of Ortaköy Square is an illustrative example for **the mixed process** of inner-city historical square redevelopment at **the progressive median phase** of urban regeneration process in Istanbul. Urban transformation of the square can be explained by “the rent-gap theory” and “the theory of circuits of capital” as a result of entrepreneurial objective in the private capital investments. The main reason behind urban regeneration was to redevelop Ortaköy square as a cultural and commercial leisure space and to benefit from the historic quality of the square. As a result, Ortaköy Square is transformed from declined residential urban space to festival market place by **the tourism-led urban regeneration scheme** (Tables 4.2 and 4.3).

Organization of the process was based on the theme of **physically and culturally upgraded place** which was significantly symbolic in the Bosphorous coastline. Consequently, the strategies of building renovation and restoration aimed at reproducing the urban image of the square. The method of architectural projects

was based on producing specific design codes for the square and the façade of the buildings to be renovated in consequence.

The **unplanned process** of redevelopment efforts were initiated by **the capital investments** under private leadership in the early 1980s. Basic reasons behind these investments were rooted in some conditions as follows:

- opening up of the Bosphorous Bridge in the first half of 1970s produced a notice on Ortaköy
- the designation of Ortaköy square as historical urban site in the second half of the 1970s increased the interest in the market
- liberal motive in the processes gave rise to the high-income enterprenurial investors as a result of the rent-gap of land value in the 1980s market

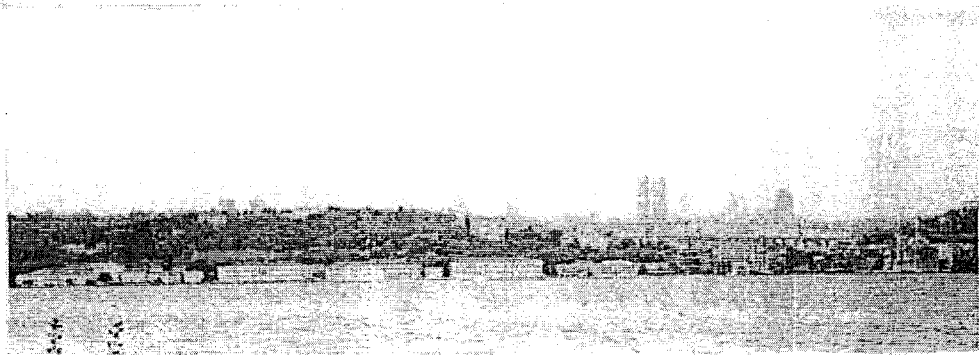
The historical preservation and urban conservation laws together with the **tourism encouragement laws** generated a different level in the process in the form of **public intervention** in Ortaköy. Public involvement into the process was resulted from the successive redevelopment of the square- Consequently. The process turned into a planned process under subsidized and supervised partnership in the late 1980s.

The case of Ortaköy Square resembles some other **similar** cases in the world in terms of urban regeneration approach in the process as follows:

- the historic preservation oriented urban redevelopment of San Francisco's Ghridelli square in order to produce a festival market place under supervised partnership.
- the tourism-oriented regeneration scheme in New Orleans' historic urban space in order to response uneven redevelopment by the theme of managed urban growth in the public objective.



Figure 4.11: The 1927 “Ortaköy Plan Foncier Triangulé” by Pervititch. (1/500) (IBB: Ortaköy Meydanı ve Çevre Düzenlemesi, 1988: coverpage).



1-Location of Ortaköy square in the Bosphorous silhouette.



2-Accessibility and the Bosphorous vista from Muallim Naci Street.

Figure 4.12: Location of Ortaköy



Ortaköy square from the pier side
(Cafés, Landmark trees, Büyük Mecidiye Mosque, the Bosphorous)

Figure 4.13: Perspective from Ortaköy square-1



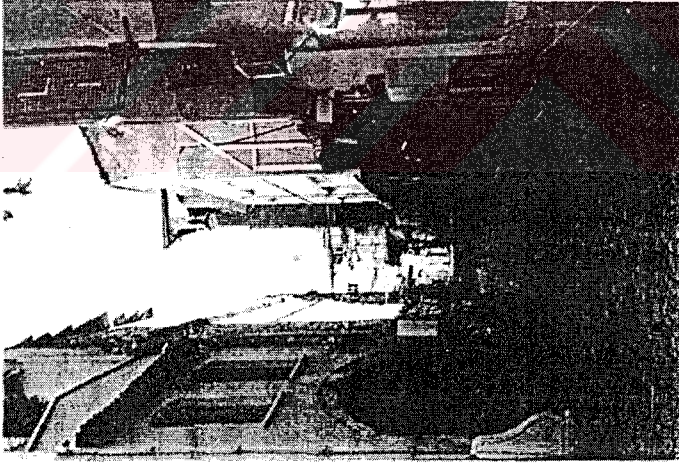
The legible and 'promoted' image of the Ortaköy square becomes an urban atmosphere at the afternoon in daytime and especially at the nighttimes and the weekends. Specifically in the morning, Ortaköy square resembles an isolated scene in the films, as an urban museum in the City.

Figure 4.14: Panoramic view of Ortaköy square from the pier side

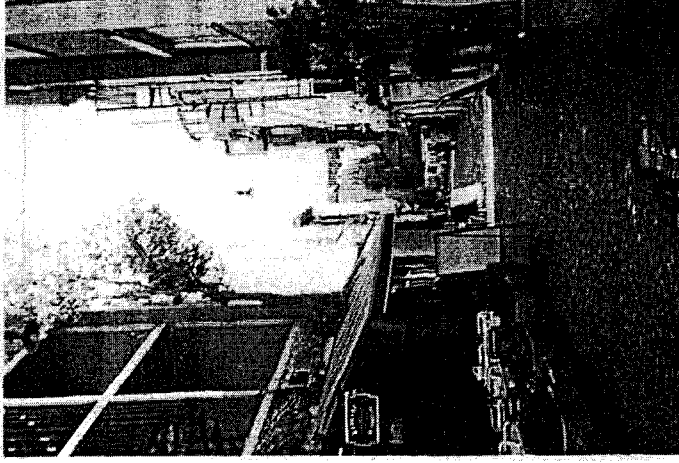


The legible image of the Ortaköy square from Büyük Mecidiye Mosque side, and secondary square around (the removed) historic fountain

Figure 4.15: Perspective from Ortaköy square-2



1- Renovation studies



2- Renovation studies

Figure 4.16: Perspectives from streets parallel to Ortaköy square

4.2.4.3. Inner-City / Beyoğlu: İstiklal Street

Beyoğlu-İstiklal Street has a locational significance in terms of historic urban fabric extending between Taksim square and Tünel. It is a linear thematic urban space having 3:1 ratio and European type of architectural quality. The most significant elements in the character of İstiklal Street are row-houses, linear urban pattern intersected by perpendicular streets, the tramway and being a pedestrian-friendly commercial street (Figures 4.17 to 4.21). High-income groups of (inter)national sectors dominate the land-uses of business, service and entertainment (IBB-Municipality of Beyoğlu-interview, 2002). In addition, İstiklal Street is one of the urban spaces having a highest rent value of land in contemporary Istanbul (Interview with real estate agencies, 2002).

The case of Beyoğlu-İstiklal Street is an illustrative example of **the planned process** of inner-city historical street redevelopment at **the progressive advanced phase** of urban regeneration process in Istanbul. Urban transformation of the street can be explained by growth-machine theory as a result of municipal (public) objective to increase rent value of land in Beyoğlu. As a result, İstiklal Street is transformed from declined residential urban space as twilight zone to traditional downtown center as festival market place by **revitalization-led urban regeneration scheme** (Tables 4.2 and 4.3).

There are three impetuses for the initiation of planned process for redevelopment efforts under public leadership. First impetus is the designation of Beyoğlu district as historic urban site in 1978 and integration of Galatasaray-Tünel section of İstiklal Street to the Beyoğlu historic urban site in 1980 by the High Commission of Historically Valuable Real Estate³¹ (Galata Kulesi ve Çevresi Bölge Düzenleme Projesi, 1988). The legal frameworks for supervising conservation programs produced by the 1983 Protection of Sites and Cultural and

Natural Value³² Law numbered 2863. Second impetus is resolving the tourism potential of the historic street giving designation as tourism region. The legal frameworks for reorganizing tourism sector produced by the 1982 Tourism Encouragement³³ Law numbered 2634 and supported by the 1989 tourism center designation to İstiklal street. Third impetus is the significant architectural quality of the street. The legal frameworks for supervising historical preservation produced by the 1989 Protection of European Architectural Heritage³⁴ Law numbered 3584.

After 1980, radical urban regeneration efforts started by Dalan operations between 1984-89. In 1987 – Reorganization, Historical Preservation and Transportation Project for Tarlabasi and İstiklal Streets and their environments was produced by the approval of the High Commission of Historically Valuable Real Estate and the Council of IBB. Although, in **1990s**, Beyoğlu has become a declined urban area, which has lost regular residential land-uses. (Istanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995:31).

After 1990, urban regeneration efforts took a different path by the (inter)national capital investments, tourism encouragement laws, and historic preservation. Therefore, the planned process has worked together with unplanned processes as a result of public-private partnerships and stimulation resulting from the increase in the rent value.

The case of-İstiklal Street resembles some other **similar** cases in the world in terms of regeneration approach in the process as follows:

- the mixed process and creation of a symbolic space by capital investments in Battery Park
- CBD development and downtown revitalization in New Haven to provide socio-economic revitalization

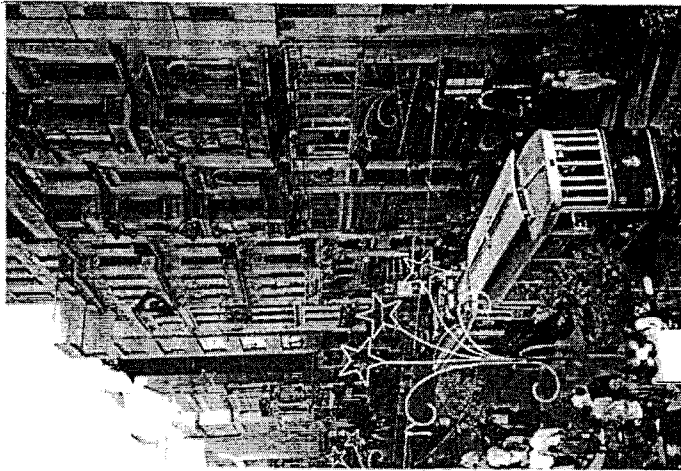
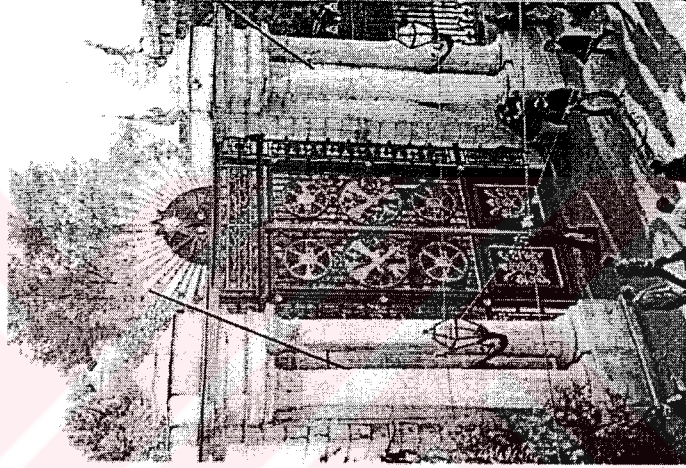


Figure 4.17: Panoramic view of Taksim Square
from Taksim Park

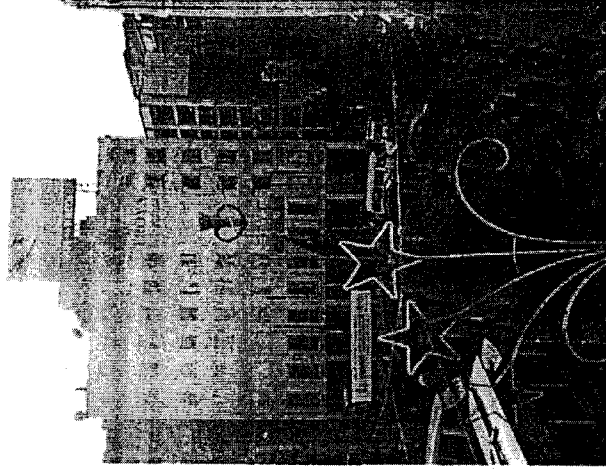


Figure 4.18: Panoramic view of Taksim Square
from Siraselviler Street

2- Nodal square around Galatasaray College



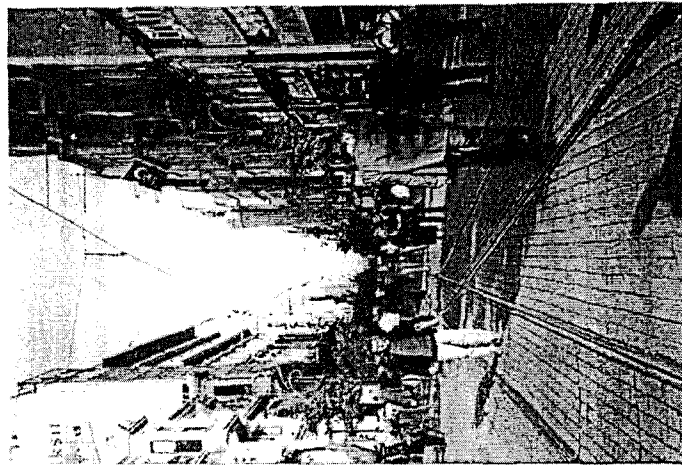
1- Istiklal Street perspective from Galatasaray to Taksim side



3- Istiklal Street perspective from Galatasaray to Tunel side

Figure 4.19: Beyoğlu-İstiklal Street perspective (Birds eye-view)

2- Nodal square around Galatasaray College

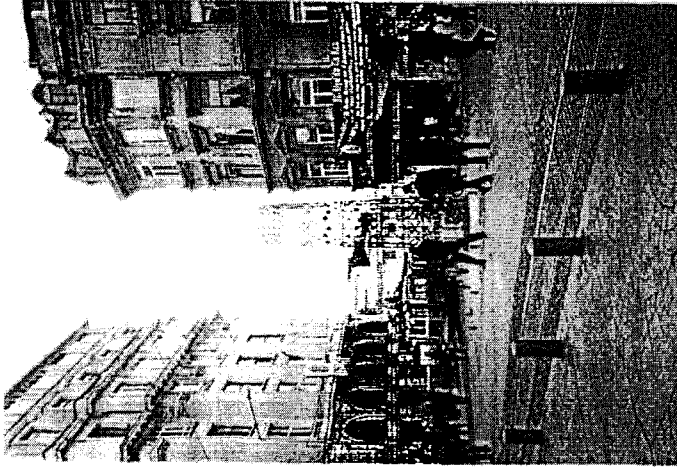


1- Beyoğlu-Istiklal Street perspective from Galatasaray to Taksim side



3- Beyoğlu-Istiklal Street perspective from Galatasaray to Tünel side

Figure 4.20: Beyoğlu-Istiklal Street perspective (Street level)



2- from the side of Tünel square



1- From the side of Taksim square

Figure 4.21: Accessibility of Istiklal Street

4.2.4.4. Inner-City/ Beyoğlu: Galata tower and its environments

Galata tower has a locational significance in the Bosphorous silhouette (Figure 4.22). It is located in concentric and thematic traditional plaza having architectural quality and accessibility to İstiklal Street by Tünel connection and the historic CBD by Karaköy connection. The most significant element in the character of Galata is the tower in organic urban pattern (Figures 4.23 to 4.28). Moderate and Low-income groups dominate the land-uses of housing, business and entertainment (IBB-Municipality of Beyoğlu-interview, 2002). In addition, **Galata** is one of the urban spaces having a moderate rent value of land in contemporary Istanbul (Interview with real estate agencies, 2002).

The case of Beyoğlu- Galata Tower is an illustrative example of **the planned process** of inner-city historical square redevelopment at **the median phase** of urban regeneration process in Istanbul. Urban transformation of Galata Tower and environments can be explained by the rent-gap theory and the growth machine theory as a result of objective in the public intervention. The main reason behind urban regeneration was based on the stimulus produced by the urban regeneration process in the İstiklal Street. Consequently, public objectives were to rehabilitate the social life as well as to restore the historic quality, and to restructure the environments of Galata tower as a tourist-space. As a result, Galata has been transformed from declined urban space as twilight zone to modernized urban square by **the tourism-led urban regeneration scheme** (Tables 4.2 and 4.3).

Organization of the process was based on the theme of **socio-spatial improvement** and **managed urban growth**. Consequently, the strategies of social rehabilitation and urban restoration aimed at reproducing the historic urban image of this area. The method of the social program and architectural projects,

which included design codes, were utilized in order to provide stimulation in the market, which based on the tourism industry.

There are three impetuses for the initiation of planned process for redevelopment efforts under public leadership. First impetus was the tourism-oriented project for the Galata tower in 1967. Second impetus was the objective for development of sub-centers in order to overcome urban decline in Galata in 1970s. Third impetus was the designation of environments of Galata Tower as historical urban site by the High Commission of Historically Valuable Real Estate in 1980s (Galata Kulesi ve Cevresi Bolge Duzenleme Projesi, 1988).

Stimulation of private investment started after the mid-1990s as a result of successive urban transformation in İstiklal Street. The initiation of planned process was influenced by research study of the Chamber of Architects (TMMOB-semi-public agent)- research study. Consequently, design codes, zoning ordinance and preservation regulations were produced for architectural buildings and historical environments in Galata (IBB, Haliç Kıyı Alanları - Projeler Entegrasyonu- Master Plan Raporu, 2001:170).

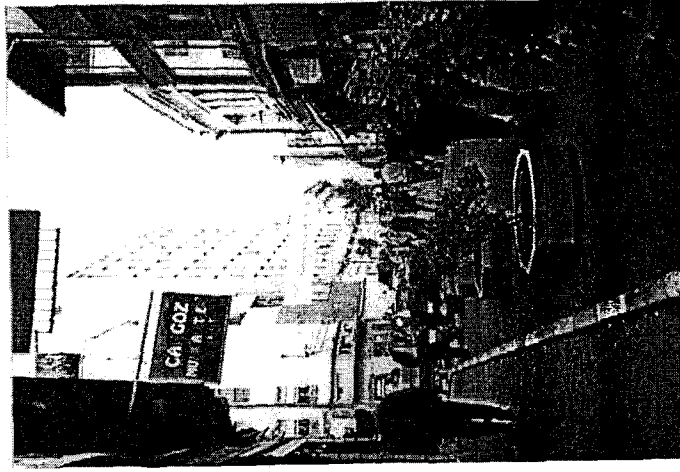
The case of Galata tower and its environments resembles some other **similar** cases in the world in terms of regeneration approach in the process.

- The uneven development and service-oriented subsidized redevelopment in Detroit after 1980s
- the strategy of socio-economic restructuring and the method of urban rehabilitation programs under the mixed process in New Haven
- theme of historic preservation by public agency-strategy to mobilize the interest for social rehabilitation and upgrading in San Francisco –



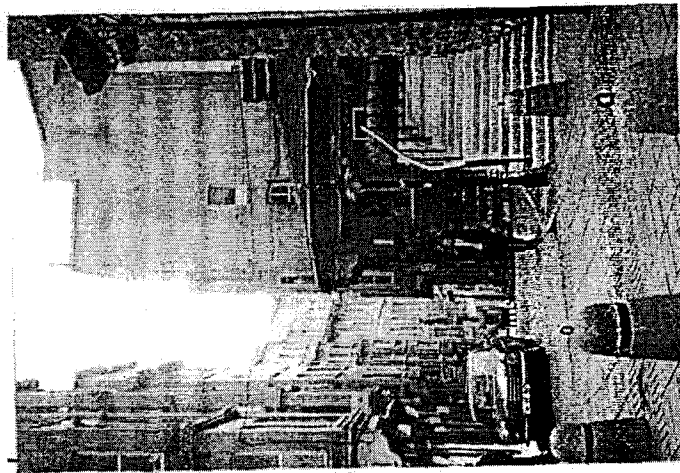
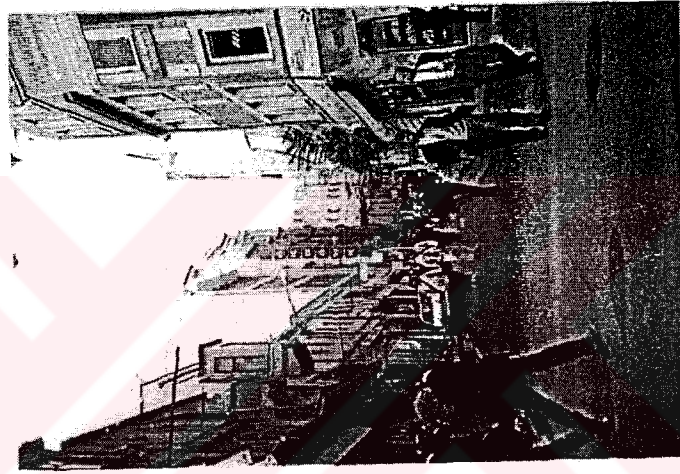
The Galata tower in Bosphorous silhouette
--from Kabataş Wharf area—

Figure 4.22: A view of Galata Tower from the Bosphorous



3- from / to Yüksekalkaldırım Street and Tünel square

2- intersecting perpendicular street on Yüksekalkaldırım Street to the environments of Galata tower



1- from / to Karaköy and the Northern Golden Horn

Figure 4.23: Accessibility of Galata Tower and its environments



**Figure 4.24: A view of Galata Tower
from intersecting perpendicular street
on Yüksekaldırım Street**



1- Şişhane square in front of the Government office
---Historic buildings close to the Municipality of Beyoğlu.



2- "Sarkisyan" Business Center, and
the image of Galata tower from Şişhane side.

--The Northern Golden Horn--

Figure 4.25: A view of Galata Tower from Şişhane side-1.



The (historical) Street perspective ending with the image of the Galata tower.
-- Neva Şalom Synagogue --

Figure 4.26: A view of Galata Tower from Şiřhane side-2.



Figure 4.27: Spatial Reorganization on the Galata Tower environments-1



--Panoramic view--

Figure 4.28: Spatial Reorganization on the Galata tower environments-2

4.2.5. PERIOD V: The Post-Industrial Integration Period (1990 To Present)

The Post-Industrial Rent-oriented Urban Renaissance Approach

Since 1990s, Türkiye has been in both political and economic turbulences in which there has been political coalitions aiming at restructuring the national economy and supporting the process of integration to global economy. In addition, the Gulf crisis in 1990 created a change in the status of Türkiye in the Middle East and Europe. In Istanbul, international economic relation developed with US and Europe (Diplomatic archives of MFA, 2002). Also, there has been a competition between capitalist countries, which have restructuring economies, at international level in order to capture a status in global urban hierarchy. Consequently, cities have gained a new significance in that competition in order to integrate itself to the global economy by putting emphasis on the development of advanced producer services (Fainstein, 1983). Accordingly, Istanbul continues to develop as an arena of global competition (Istanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995). Thus, in this period, **the privatization model of economic development** was sustained as a target to develop cities by integrating them to international capital markets of the new world system, globalization process (Uzun, 2001). Therefore, Istanbul became a global-city region in the post-industrial integration period.

In the 6th EDP, urban redevelopment of historic urban spaces is targeted in order to overcome the problem of urban decline. The objective embedded in **the 6th EDP (1990-94)** is to protect historical, cultural and natural environments/values by preservation plans, and to provide population increase in inner-city areas. Therefore, target of the Plan is production of **theme-led strategic plans**, which conforms with the character of urban space (Altıncı Beş Yıllık Kalkınma Planı , 1989; Keleş, 1990:58).

In the 7th EDP, policies were put in effect in order to decrease the tendency towards urban migration. Objective embedded in **the 7th EDP (1996-2000)** was to develop middle-scaled cities by growth instruments as industrialization, public

investment and encouragement policies in order to prevent migration movement to the cities. Consequently, another objective embedded in the 7th EDP (1996-2000) was to make **Istanbul an international service region** - in order to provide nation-wide economic development. Therefore, it was targeted to increase “quality of urban life” by physical and social rehabilitation programs (Yedinci Beş Yıllık Kalkınma Planı, 1995; Keleş, 1990:59).

In the 8th EDP, the importance of global city-regions is emphasized in relation with the restructuring economy. The objective embedded in the 8th EDP (2001-2005) is to protect historical, natural, social and cultural values by strategic programs and projects, and to promote service and tourism activities by technological improvements in order to capture a place in the global market (Uzun Vadeli Strateji ve Sekizinci Beş Yıllık Kalkınma Planı, 2000). Therefore, the interest on private capital investment has been promoted in Istanbul.

In period V, **urbanization process** in Istanbul can be explained as a dependent effort for planned development of the city in which urban transformation resulted in capital regulated developments. In addition, **urban planning** has been achieved for reflecting advanced capitalist ideology by the rent-oriented approach -namely the strategic planning approach. Interventions for urban growth and change has been observed as planned and strategic developments in x different planning perspectives. First perspective is. Second Perspective is. Third perspective is.

Istanbul is one of the global attraction centers and of the dominant metropolitan city in Türkiye. Istanbul has a potential and advantages to become **a global city-region**. The advantages are threefold. First, Istanbul’s geo-politic location provides regional and international trade by transportation networks. Second, the technological improvements in infrastructure system provides opportunities for the development of advanced producer services. Third, having a historical and cultural identity provides a tourism-based economic development. Although, rapid and uncontrolled urban growth dynamics, and peripheral industrial

centralization become disadvantages in Istanbul. The pressure of rent-oriented economy on political decision mechanism and private investments represent itself in urban fabric- in the area of housing and urban land (Istanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995).

Period V (1990-present) - Urban Growth and Change in Istanbul:

In The 1995 Metropolitan Area Sub-region Master Plan, Istanbul's peripheral and inner-city growth was observed along the transportation axis especially around the new CBD, and decentralized sub-centers. The 1995 Metropolitan Area Sub-region Master Plan was based on the concept of service-based global-city region having polycentric urban growth (Istanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995; Figure 4.29). Urban continuity and post-industrialization were the significant themes.

The importance of 1995 Sub-region Master Plan of Istanbul is that it focuses on urban regeneration by the idea of promoting/advertising historical-cultural identity of the city in order to enhance a world city status of Istanbul in global urban hierarchy. In 1995 Plan, there are two targets idealized for **revitalization interventions** in the inner-city area. First target is aimed at **historical preservation and rehabilitation programs** to the problematic areas (the historic CBD and inner-city areas) in the existing urban fabric by projects and government subsidies in order to protect historic, cultural and natural environments having value at universal level. Also, private entrepreneurship in revitalization efforts is promoted. Second target is aimed at offering a role for Istanbul –especially for the historic peninsula and the old CBD- as a tourist-historic city (Istanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995:17).

Consequently, the public and private interest/concern for urban regeneration process has been concentrated on **the inner-city historic urban areas** which has

had significance in the traditional urban fabric and/or in the Bosphorous silhouette. Furthermore, there were three groups of focus areas as follows:

- **The commerce-led urban regeneration scheme** was utilized in the **traditional urban fabric** by promoting land-use changes from industry, retail and store functions to commercial, cultural, touristic, recreational and service-based functions, i.e.: Süleymaniye and Sultanahmet.
- **The revitalization-led urban regeneration scheme** was promoted in the **historic peninsula, the Golden Horn and the Bosphorus coastline**. in order to identify and to put emphasis on planning of **the designated urban prestige areas**. And, housing, service and tourism functions accepted as new land-uses. Consequently, social and infrastructural characteristics were targeted to be increased for redeveloping the quality of urban environment. Therefore, large-scale local government-led development project became the major strategy to realize transformations in deteriorating areas of the city The CBD area as a specialized service sectors in the CBD and the Golden Horn as a center of post-industrial symbolism were the most significant places in this group of concern. (Appendix C.1).
- **The historic preservation and urban conservation schemes** was stimulated in the **inner-city areas** by the projects for congress center, art and culture centers, the creation of entertainment and exhibition spaces that became-efficient at international level (Appendix C.1)

Since the 5th EDP, the tourism-led urban redevelopment is promoted by the investments both from public and private sectors in Türkiye. In addition, The Mayors of Istanbul meet on a consensus in which Istanbul is envisioned as a “global tourism and cultural center”. Therefore, a great amount of financial resources of Municipalities are invested into the realization of tourism-led urban development (Kongar & Berksoy, 2000). In addition, inner-city historic urban spaces –having tourism potential- attracted private investments –which is the major impetus for unplanned urban regeneration process in the historic urban spaces. Consequently, economic revitalization and intense use of the urban area accepted as the signs of efficiency in the post-industrial period.

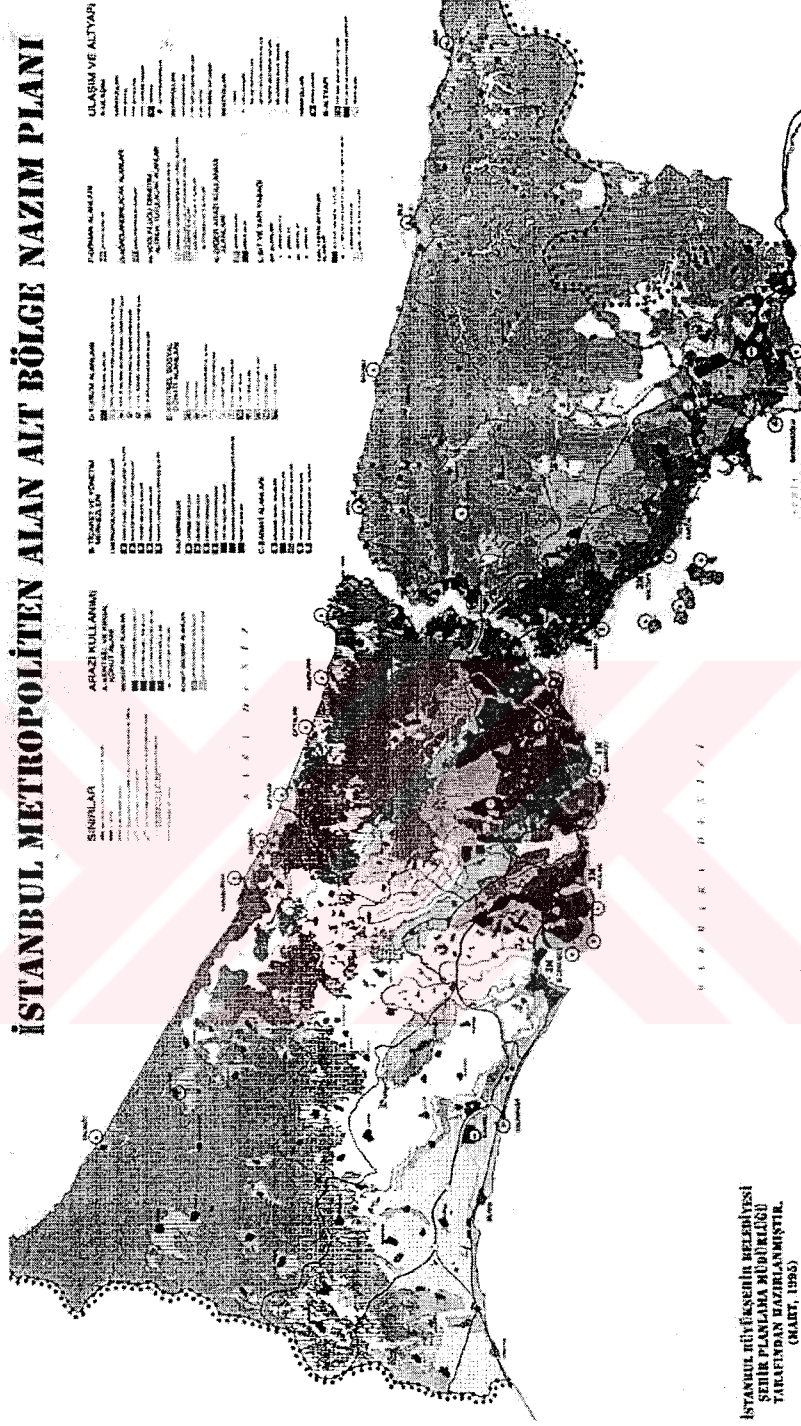


Figure 4.29: The 1995 Sub-region Master Plan by IBB
 (IBB. 1/ 50,000 Ölçekli İstanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995).

In the 1990s, urban regeneration process has focused on the inner-city historic places of collective consumption having effect on urban image of Istanbul. These places have had priority by their historic urban atmosphere and/or significance in the urban fabric. Also, these inner-city areas have been symbolic spaces as a result of being a specific cultural identity. Legal frameworks coming from the EDPs, the master plans and the (inter)national historical preservation and urban conservation programs has encouraged the private efforts and public intervention for urban revitalization by promoting the concept of tourist-historic city. Therefore, urban regeneration process, in which the heritage-industry was the central theme, has achieved for reproducing not only socio-economically restructured places but also culturally upgraded urban atmospheres.

In the post-industrial integration period, the liberal and entrepreneurial politico-economic motive produced the post-industrial rent-oriented urban regeneration approach for the process. The main reason behind this motive was the post-modern movement for post-industrial integration of Istanbul in the global urban hierarchy. Consequently, revitalization-led urban regeneration scheme was utilized for the historic urban spaces in the Golden Horn and in the historic peninsula.

Urban regeneration **cases on the historic peninsula** highlighted the importance of **public-private partnership** in the process. These cases developed as **planned process** under public leadership, then evolved into **mixed process** under supervised partnership and even turned into **unplanned process** under private leadership. Consequently in Istanbul cases, reproduction of urban space³⁵ is achieved in relation to “development coalitions” by public and private interventions.

- The case of the streets in Cankurtaran, Sultanahmet in Eminönü-
- (inter)national frameworks and in the case of Fener-Balat neighbourhood in Fatih

4.2.5.1. Historic Peninsula/ Eminönü- Sultanahmet: The Streets in Cankurtaran

Sultanahmet – Cankurtaran; Akbıyık Street, Kutlugün Street and Ahırkapı Street have locational significance in terms of historic urban fabric. They are linear thematic urban spaces having 2:1 ratio, Ottoman type architectural quality and have relational significance in the Bosphorous silhouette in which Haga Sophia and Sultanahmet Mosques are legible as historic monuments. The most significant elements in the character of Sultanahmet-Cankurtaran are the historic city walls, Ishakpaşa Mosque, historic residences in organic urban pattern and landmark trees (Figures 4.30 to 4.34). Moderate and low-income groups dominate the land-uses of housing, business and entertainment (Interview with Mr. Ciftci-CAT coordinator of Türkiye, 2002). In addition, Sultanahmet-Cankurtaran is one of the urban spaces having a depleted rent value of land in contemporary Istanbul (Interview with real estate agencies and Mr. Ciftci, 2002).

The case of Sultanahmet is an illustrative example for **the unplanned process** of inner-city historical district redevelopment at **the progressive initiation phase** of urban regeneration process in Istanbul. Urban transformation of historical district can be explained by **rent-gap theory** as a result of private developers' objective (*to increase the rent value of land*) in Sultanahmet and by **Harvey's theory on the circuits of capital** as a result of. Reason for redevelopment is to obtain both profit and socio-physical improvement by achieving ... As a result, Akbıyık Street has been transformed from deteriorated residential street to upgraded historic street by **the tourism-led urban regeneration scheme** (Tables 4.2 and 4.3).

Organization of the process was based on the theme of economic restructuring in order to produce historically qualified touristic places in the district.

Consequently, the strategies of capital investments and urban restoration aimed at reproducing the image of the streets in the neighbourhood.

There are two impetuses for the initiation of unplanned process for redevelopment efforts under the (private sector dominated) supervised partnership. First impetus is the designation of the district as archeological urban site in 1956 (Tekeli, 1994). Second impetus is the designation of the historical district as “The Sultanahmet Tourism Cluster” by the Competitive Advantage of Türkiye in 2000. In other words, (Electronic source³⁶, 2002, Appendix D). The CAT is sponsored by public organizations, private sector, universities and media the culturally qualified historic potential of the district became a factor in the process (Electronic source²⁴, 2002)..

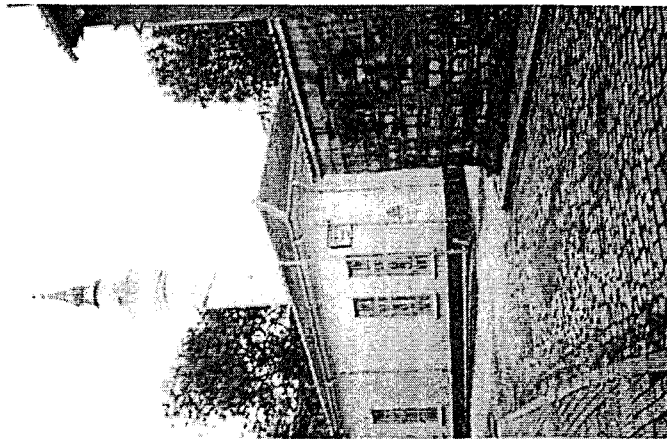
Urban regeneration efforts are initiated by the investments of a private developer in 1984. Although, local community action, in other words community resistance generated a hiatus for a while in the process. This situation was overcome by negotiating with local community and by promoting for redevelopment efforts by renovating historic building and altering their land-uses (Kalkan, 2002). **1990s – high-income private investors** ((Interview with Mr. Ciftci, 2002).

There are three legible streets in the process as follows:

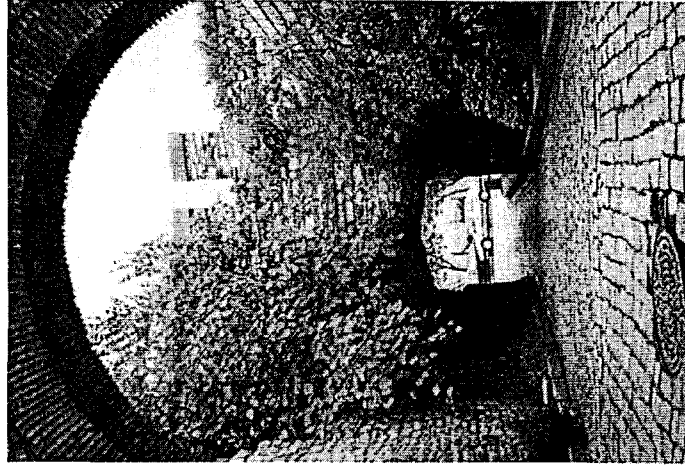
- Ahırkapı Street –Hotels and restaurants-cultural club-Tourism investment of private sector under supervised partnership
- Akbıyık Street – Hotels and cafe and restaurants- tourism investment of private developer under private leadership
- Kutlugün Street - Adaptive re-use project– transformed from jailhouse to Four Seasons Hotel Tourism investment of Yapı-Kredi Bank

The case of Cankurtaran-Sultanahmet resembles a **similar** world case that is French Quarter in New Orleans in terms of regeneration approach in the process not in the form of partnership model but in the form of tourism-oriented scheme and community resistance in the process.

2- Ahirkapı Street

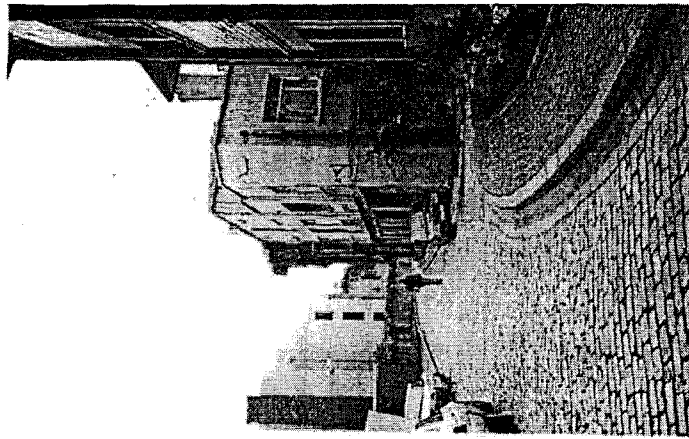


1- A view of Akbıyık Mosque (1453) on Ahirkapı Street from the Cultural House of İsmail Dedeefendi side.



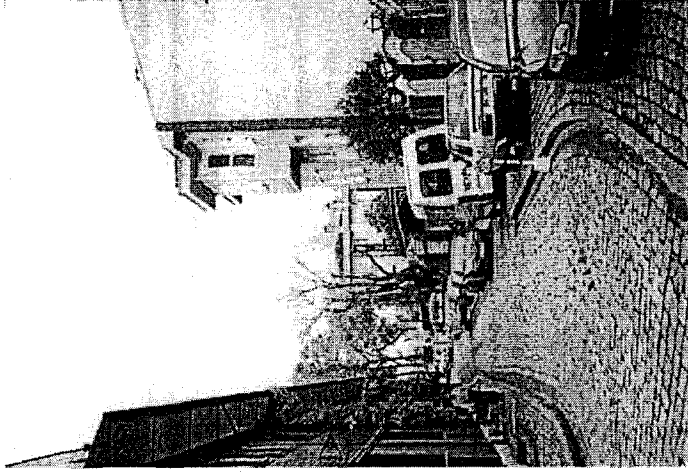
3- A view of Ahirkapı Street to the Gate in the City-walls.

Figure 4.30: Accessibility of the Ahirkapı Street in Sultanahmet-Cankurtaran



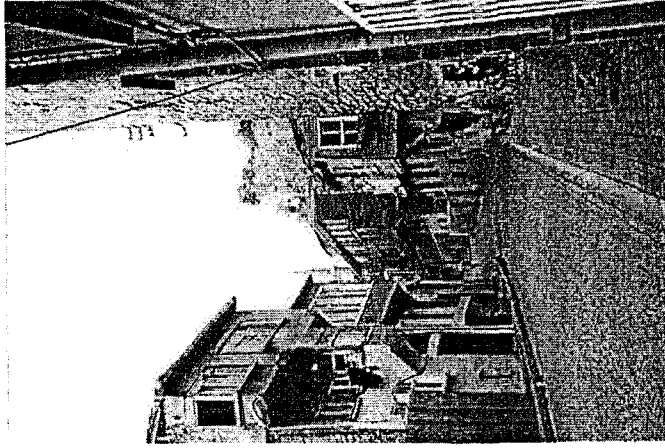
1- Devastated urban image in Ahirkapı Street perspective: non-existence.

2- Keresteci Hakkı Street: (non)existence !



3- Regenerated urban image in Ahirkapı Street perspective: existence.

Figure 4.31: Ahirkapı Street perspective Sultanahmet-Cankurtaran



2- İshakpaşa Street perspective from Cankurtaran square



1- The passageway of Cankurtaran from the social establishment of Eminönü Municipality to the Cankurtaran square

Figure 4.32: Accessibility from Cankurtaran to Sultanahmet side

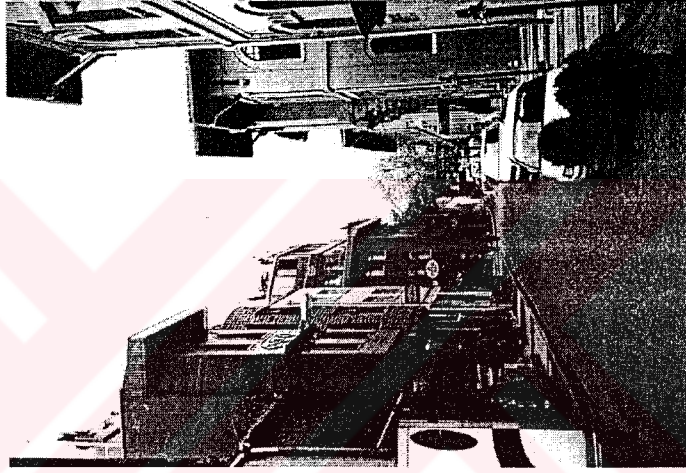
1- İshakpaşa Mosque (1482)
on the corner of Akbıyık Street
from the Sultanahmet side.



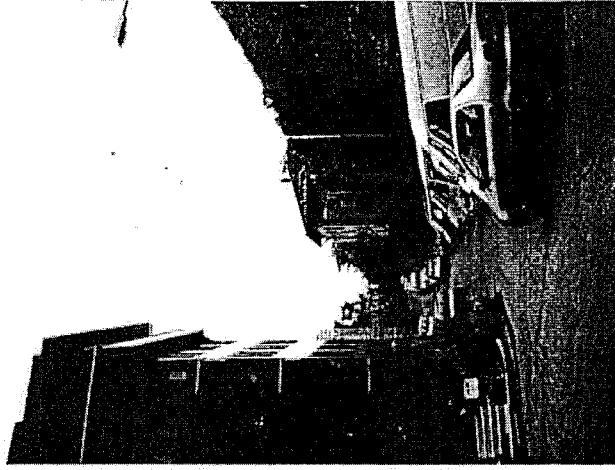
2- Valide Sultan Fountain
in Sultanahmet around Kutlugün Street
from the Cankurtaran side.

Figure 4.33: Accessibility from Cankurtaran to Sultanahmet

2- Tevfikhane Street perspective (parallel to İshakpaşa Street)
Connecting Street between Akbiyık and Kutlugın streets
(Touristic shops, Cafés and Restaurants)



1- Akbiyık Street perspective
(Hotels, Touristic shops,
Cafes and Restaurants)



3- Kutlugın Street perspective
(Valide Sultan Hotel, Fours seasons
Hotel, Touristic shops)

Figure 4.34: Intersecting two Streets on İshakpaşa Street

4.2.5.2. Historic Peninsula -Golden Horn/ Fatih: The Streets in Fener-Balat Neighbourhood

Balat has a locational significance in terms of historic urban fabric (Figure 4.35). It is a historic residential neighbourhood having a mosaic type of Ottoman and European architectural quality and waterfront vista. The most significant elements of the neighborhood are narrow streets in gridiron urban pattern, the historic inner-city wall, and gates as the entrances from Golden Horn area (Figures 4.36 to 4.42). Low-income groups dominate the land-uses of housing and business (IBB-Municipality of Fatih). Therefore, Balat is one of the urban spaces having a depleted rent value of land in contemporary Istanbul (Interview with real estate agencies, 2002).

The case of Balat is an illustrative example for **the planned process** of inner-city historical neighbourhood redevelopment at **the initiation phase** of urban regeneration process in Istanbul. Urban transformation of the historical district can be explained by overwhelmingly by **growth machine theory** and secondarily by **rent-gap theory**. As a result, Balat has been aimed at to be transformed from the deteriorated residential to the mixed-use³⁷ area under **the urban conservation-led urban regeneration scheme**. The method of rehabilitation program of UNESCO for preserving historic heritage became the basis of this scheme (Tables 4.2 and 4.3).

Organization of the process was based on the theme of **cultural heritage and socio-economic restructuring**. This idea was also based on the objective embedded in the 7th EDP, which was related with urban conservation and rehabilitation. Consequently, the strategy of historic cultural district has been based on redeveloping the historic heritage. Spatial level of the process has been achieving the collaboration of public and private partnership; UNESCO, EC, the French institute of Anatolian research and Fatih Municipality. The planned and

targeted scheme for urban change has been achieved by the strategy of urban rehabilitation.

In 1970s, Balat received the designation of historical urban area with reference to the 1973-74 laws. And in 1990s, Balat was recognized as a World Heritage site by UNESCO. Consequently, the international laws have become involved in the process (IBB, 1998). the workshop study of UIA increased the emphasis on the (Mazlum, 1992).

In 1980s. the (inter)national historic preservation and urban conservation laws produced a concern on Balat. Although, urban decline after the de-centralization of industry resulted in a sharp decrease in the rent-value of the land. Therefore, Balat is preferred by low-income groups who has had a limited amount of 'love of a place' as well as financial budget. Consequently, there was a social change in Balat

In 1990s, "The Rehabilitation Programme for Balat and Fener Neighbourhoods" is the major impetus for urban redevelopment efforts by utilizing the strategy of urban conservation (IBB. Balat ve Fener Semtlerinin Rehabilitasyonu, 1998). Because, UNESCO recognition provided a political guarantee for local authority, the financial support for public and private foundations and consensus among architects. Although, there is a community resistance in Balat (IBB-Municipality of Fatih, interview, 2002).

The case of Balat resembles a **similar** world case that is Puebla in Mexico City in terms of regeneration approach in the process as follows:

- the urban conservation and socila rehabilitation programme of UNESCO
 - the socio-economic target in the program under sustained leadership
- the strategy of renovation and restoration of buildings

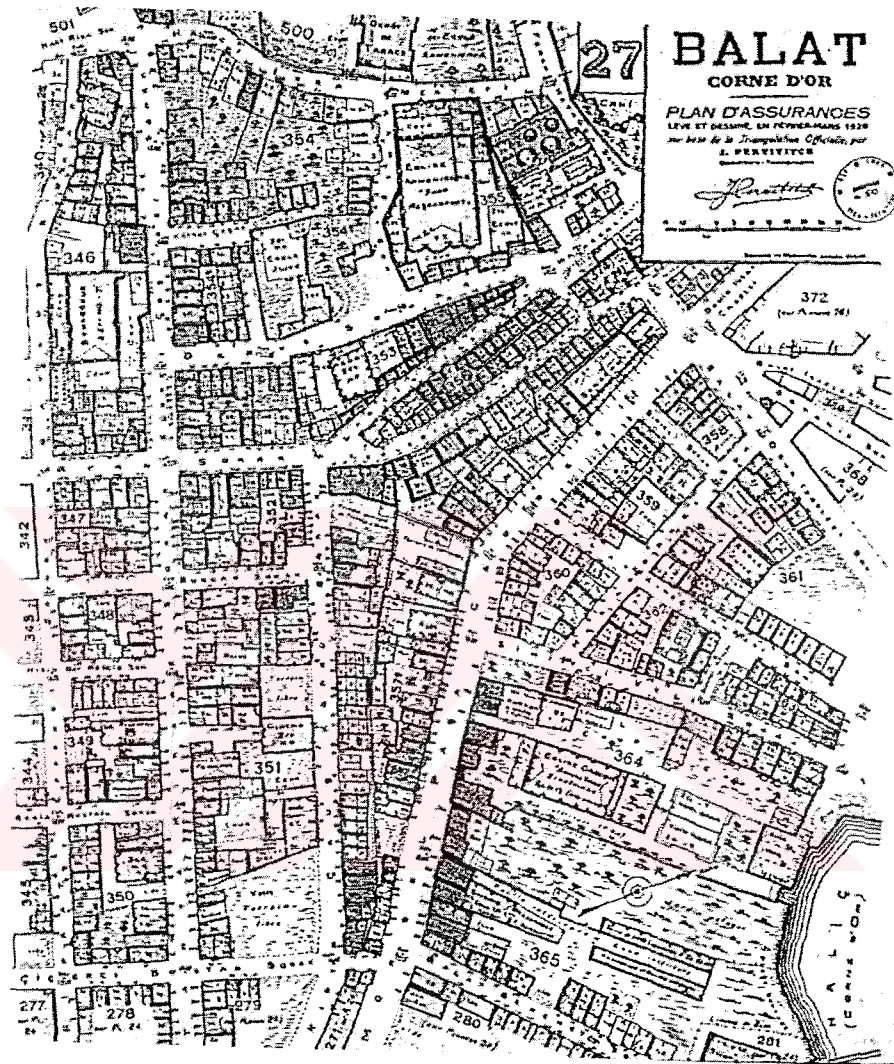
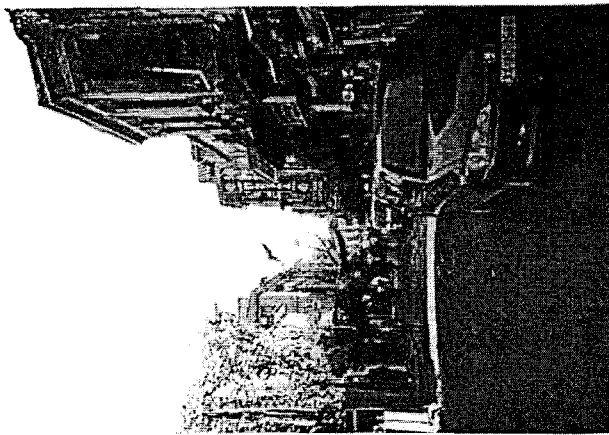
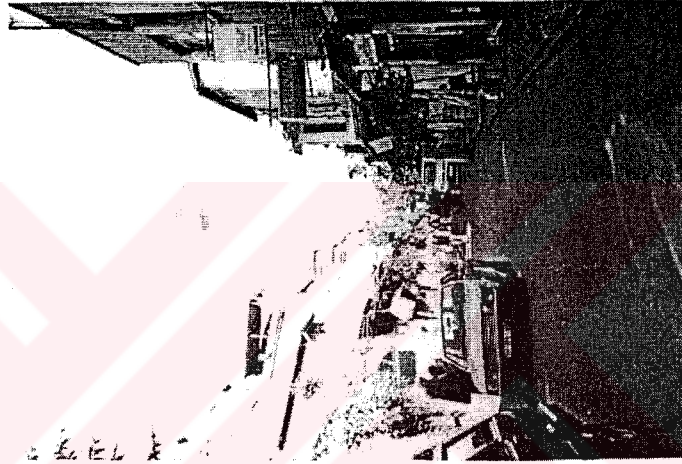


Figure 4.35: The 1929 “Balat Corne D’or” Plan by Pervititch. (1/500). (IBB. Balat ve Fener Semtlerinin Rehabilitasyonu, 1998).

2- Ayan street perspective from the Southern Golden Horn side, reaching to Fatih neighbourhood



1- The intersection by Vodina Street perspective, reaching to "Fener Rum Patrikhanesi" area



3- The intersection by Kürkçüçeşme Street perspective, (a synogouge on it) reaching to Edirnekapi area

Figure 4.36: Significant Streets and Accessibility in Balat neighbourhood



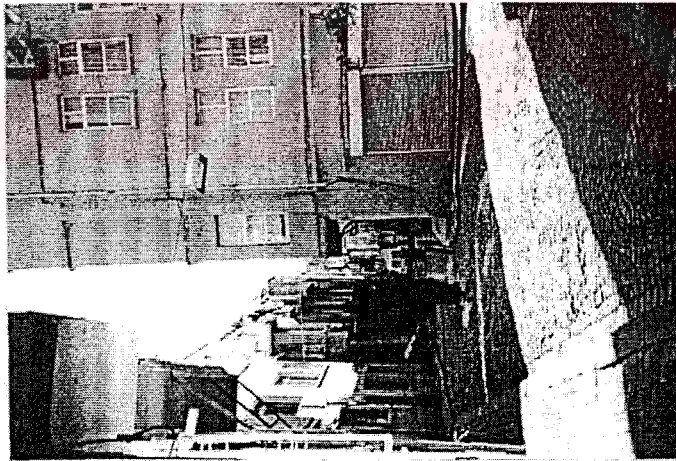
The gridiron street pattern in Balat neighbourhood
The image of the street is enforced by
the suspended grape leaves.

**Figure 4.37: Ayan Street perspective
to the Southern Golden Horn side**

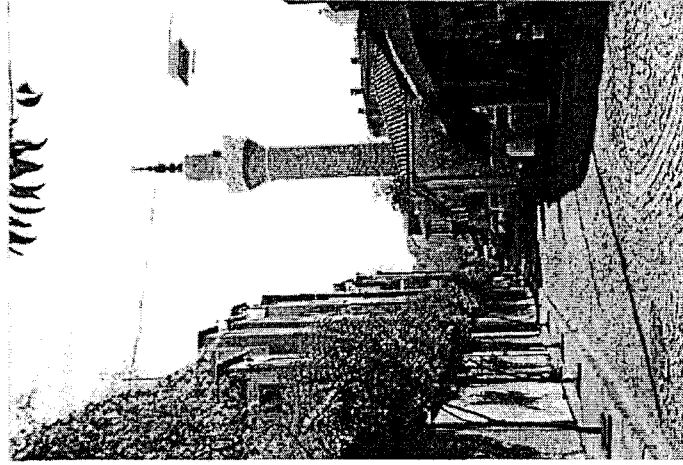


The gridiron street pattern in Balat neighbourhood
The image of the street is characterized by
the suspended clothes lines.

Figure 4.38: A Street perspective -which is parallel to Ayan Street-
to the Southern Golden Horn side



1- Yildirim Street perspective
(the deteriorated historic row houses)



2- Tahtaminare square and street perspective
(the renovated historic row houses, Tahtaminare Mosque
the Fener-Greek highschool)

Figure 4.39: Intersecting Two Streets on Vodina Street



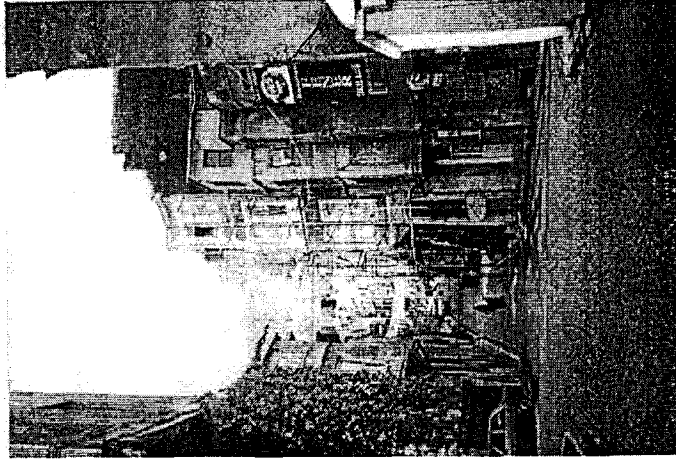
Architecturally qualified, although, deteriorated historic row-houses; the street perspective, the wall of the Fener-Greek highschool and landmark trees

Figure 4.40: Tahtaminare Street Perspective



The gridiron street pattern in Balat neighbourhood.
The one of the most deteriorated street, parallel to the Golden Horn
and along the city-walls of Istanbul, in Fener-Balat neighbourhood.

**Figure 4.41: Yıldırım Street Perspective from
the Southern Golden Horn side**



2- Vodina Street and the Street leading to the Fener-Greek highschool on the slope.



1- The junction on the Southern Golden Horn side. (the road along the city-walls in Fatih)

Figure 4.42: Accessibility of Fener-Balat Neighbourhood

4.3. Chapter's Evaluation

A study on the Istanbul case provides the significance of the contingency in the urban regeneration process. In the view of fact that, Istanbul is affected by national and local level planning decision in term of urban regeneration approach. Consequently, the politico-economic motive in each period organizes a different type of urban regeneration process in relation with the characteristics of the contingency. Therefore, it is worth both to emphasize the systematic character of the planning phases in Istanbul and summarize the general characteristics of the periods before the comparative conclusion.

4.3.1. Systematic Planning Phases resulting in Urban Regeneration Process in Istanbul, Türkiye

The process of urban regeneration in the (historic) inner-city areas is designated by the politico-economic ideas and comprised of systematic planning phases in Istanbul, Türkiye. Political agenda and the objective in the EDPs of the Period produce influential factors in the form of authoritative (inter)national laws and potential financial resources for urban planning and design at national organizational level. Consequently, the master plan for the city, which inherits development idea from the former level, involves urban legislations at local organizational level (Figure 4.43).

Thus, politico-economic factors and determinant legislations outline the content of development operations, which are directed by ideological interventions and capital investment at local spatial level. Accordingly, planned developments by public investment and unplanned developments by private investment lead to urban transformation processes in the city as a contradictory movement (Figure 4.43). There are three types of developments as sub-phases in the urban regeneration process. These sub-phases are:

1. Planned developments
2. Unplanned developments
3. Hybrid developments

The general characteristics of these typical developments in Istanbul are as follows:

1. **Planned developments** stem from two reasons. Some of the planned processes are outcome of national programs for urban restructuring, i.e.: Ortaköy, Beyoğlu-Galata Tower. And, some of them are influenced by international integrated programs for urban restructuring, i.e.: Balat, Beyoğlu-Istiklal Street.
2. **Unplanned developments** stem from two reasons. Some of the unplanned processes are outcome of stimulated community action influenced by or resulted in planned developments, i.e.: Kuzguncuk. And, some of them are resulting from concentration of private investments in potential historic inner-city urban areas, i.e.: The streets in Sultanahmet-Cankurtaran.
3. **Hybrid developments** stems from two reasons. Some of planned processes started as unplanned process by private investments for tourism development, i.e.: Ortaköy square, The streets in Sultanahmet-Cankurtaran. And, some of unplanned processes become planned processes by public intervention, i.e.: Ortaköy square, Beyoğlu-Galata Tower. Therefore, this type of interaction is assumed as a **mixed-process** for urban regeneration in the historic inner-city urban areas.

As a result, historic inner-city urban areas transform from declined urban spaces of marginal consumption to restructured urban places of collective consumption by politico-economic motive in urban planning and design by capital investments. At this point, the process of urban regeneration becomes determinant for reforming the urban image of historic inner-city spaces.

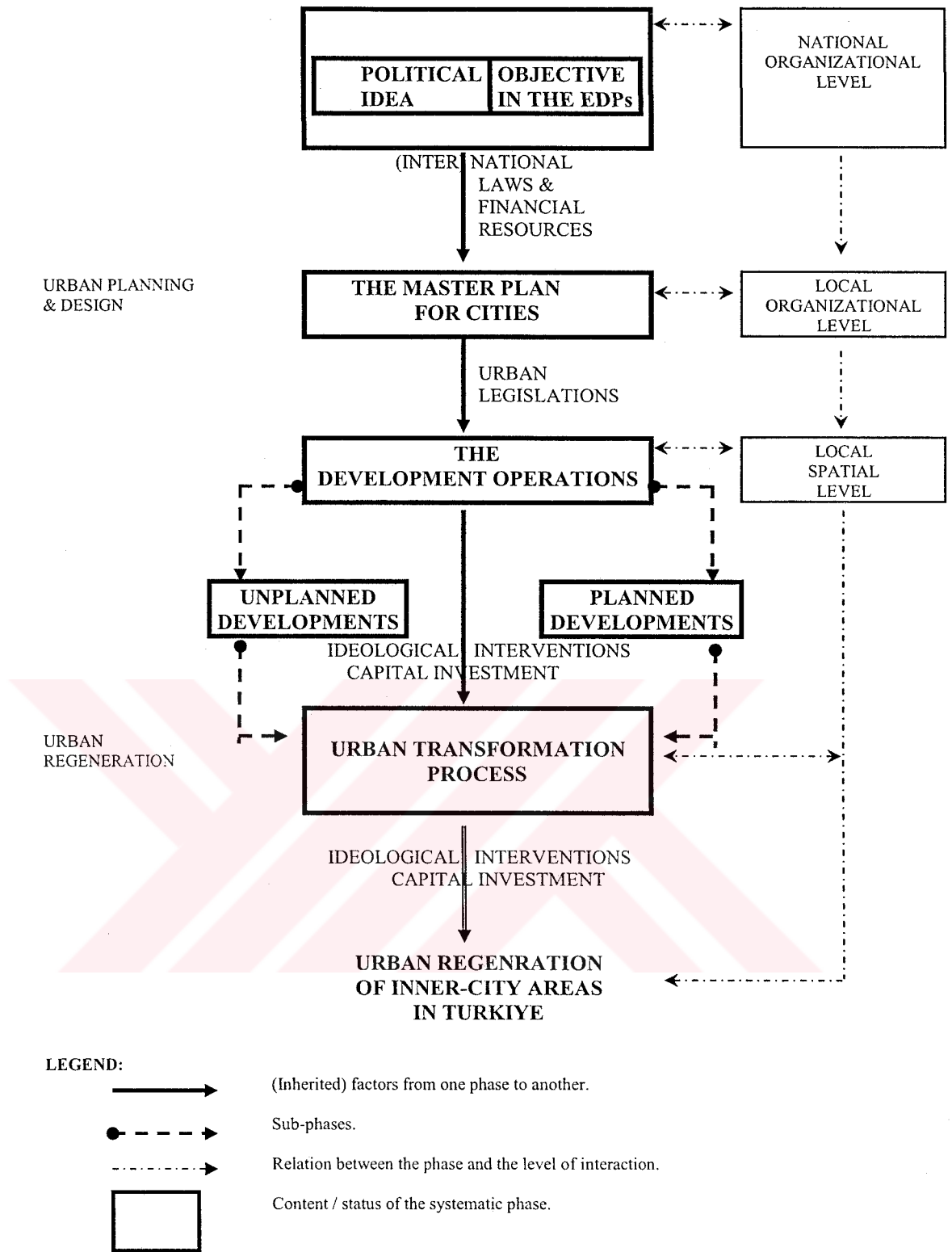


Figure 4.43: The systematic phases resulting in urban regeneration process in Türkiye³⁸.

4.3.2. Brief Summaries of the Periods

Istanbul has a distinctive mosaic structure coded in different levels of historic and cultural heritage as a result of prosperous **historical background** protected by the plans³⁹. It can evidently be assumed that, **Ottoman idea** was to provide an urban growth by protecting the historic heritage of Istanbul, i.e.: Sultans' protective attitude to historic heritage in the monumental urbanization process, the 1837 Moltke Plan, and the Ebniye Laws, started in 1848, in Ottoman period (Tankut, Lecture notes of CP 212; Tekeli, 1992, 1994). In other words, a **consensus on historic preservation** produced in Istanbul before the CIAM idea of 1930s by the urban policies and the city plans. Most of the other cities in the world focused on protecting the historic heritage since the post-war reconstruction period. Moreover, the urban policy, which was utilized for public housing and sanitation problems, dated back to 1851 in Europe, United Kingdom (Scott, 1980).

The 1964 Intramural City Plan under Doğan Kuban Commission was the pioneering example for inner-city historic preservation before ICOMOS in Istanbul. **Although, the issue of historic preservation and urban conservation had a national legal basis after 1973.** The liberal politico-economic motive targeted the post-industrial development and integration to the new world system in Istanbul. Therefore, capital accumulation processes created a change in the context. Consequently, the urban regeneration process of inner-city historic urban areas took a different path after 1980.

Before summarizing the urban regeneration approaches in different time periods in Istanbul, it is worth to consider urban growth of Istanbul in accordance with the historical and planning periods. This consideration provides general form of urban transformation of inner-city areas in Istanbul. Consequently, the process of urban change is understood in accordance with the urban growth process. Therefore, the process of urban growth and development of urban macroform in Istanbul is considered before the brief summaries of the periods in consequence (Table 4.44, 4.45 and 4.46).

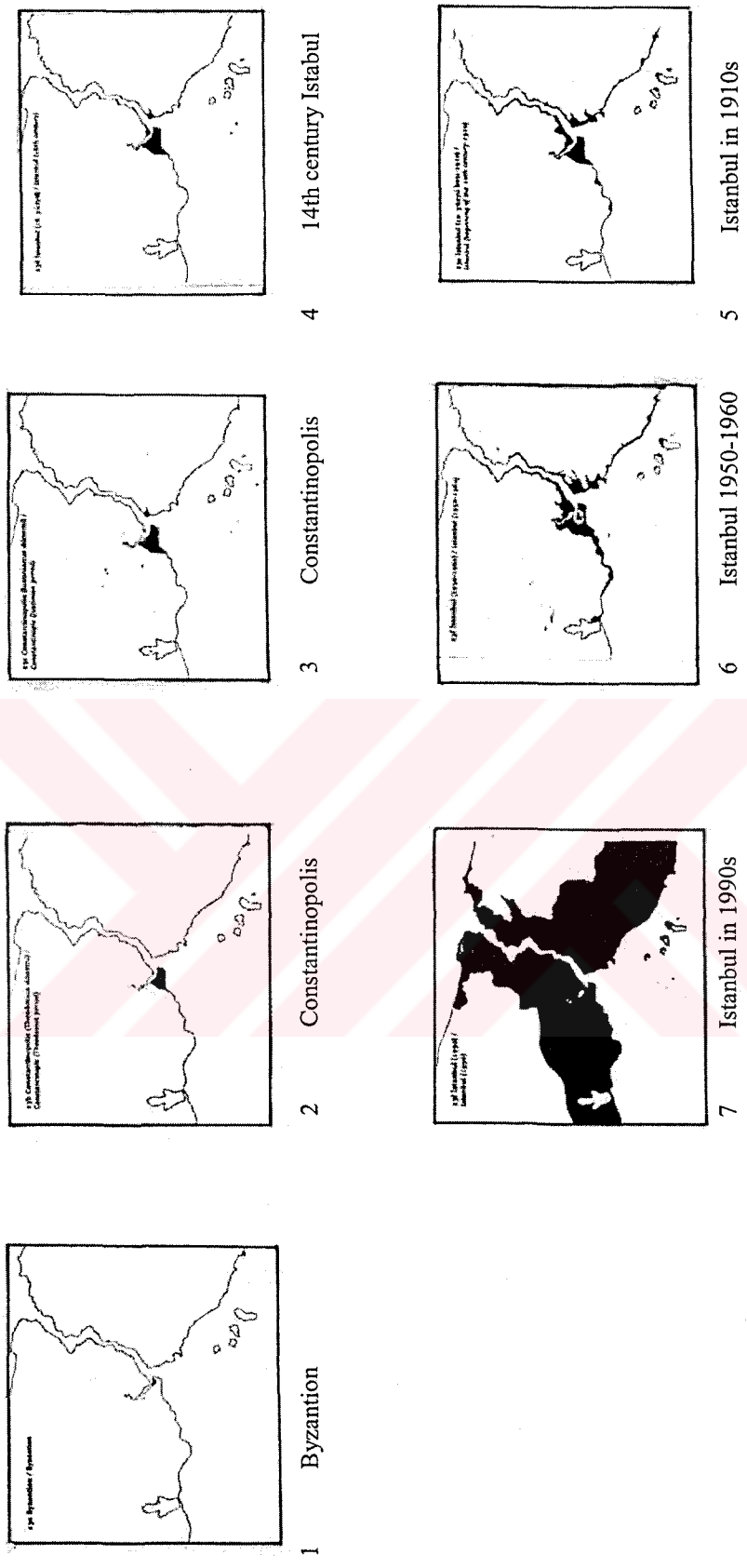


Figure 4.44: Urban growth of Istanbul in the historical periods (Batur, 1996).



Figure 4.45: Development of urban macroform of Istanbul metropolitan area -I
 (İBB. 1/ 50,000 Ölçekli İstanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995).

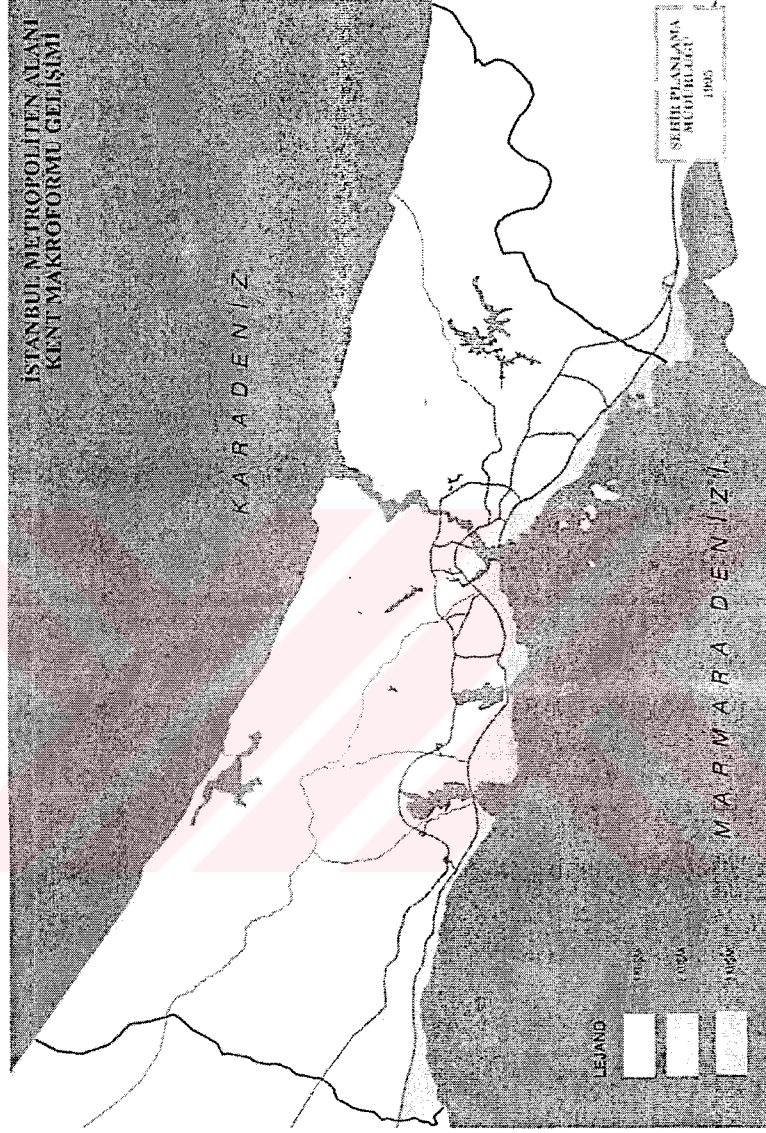


Figure 4.46: Development of urban macroform of Istanbul metropolitan area -2
(İBB. 1/ 50,000 Ölçekli İstanbul Metropolitan Alan Alt Bölge Nazım Plan Raporu, 1995).

PERIOD I: The Republican Period (1923-1950)

*The Republican Modernist Image-oriented
Urban Renewal Approach*

From 1923 to 1950 is the **Republican period** in which single party-regime and the centralized state-dominated model of economic development influenced the urbanization of nation-state in Türkiye. In addition, socio-economic development is the main issue as Türkiye became a member of UN in 1945. Also, Türkiye was one of the establishing members of UNESCO in 1946. Therefore, **Urban planning** is achieved for reflecting republican ideology by modernist image-oriented approach –namely the international modernist approach in Istanbul. In Period I, **Urban growth** emerged by the development of Taksim-Harbiye-Mecidiyeköy triangle and of Şişli-Mecidiyeköy axis. In addition, since 1946 there has been an unplanned development of gecekondu settlements within the inner-city area of Istanbul. **Urban change** emerged by reconstruction in the historic CBD and in the Beyoğlu District (Table 4.1).

The idea in **urban regeneration process** was based on the republican modernist image-oriented urban renewal approach in the Republican period. **Urban regeneration efforts** in Istanbul were mainly based on the 1937 Prost Plan, which symbolized the concentric zone model in planning and the CIAM movement of 1930s in Istanbul. The Prost Plan initiated conscious development of industrialization and centralization, which provided monocentric and compact macroform for Istanbul (Table 4.1).

PERIOD II: The Post-War Transitional Period (1950-1965)

*The Industrial Modernist Image-oriented
Urban Renewal Approach*

From 1950 to 1965 is the **Post-War transitional period**, integration period to world system, in which political turbulence and the liberization model of economic development influenced the urbanization of labor power in Türkiye. In addition, Türkiye became a member in NATO –which led to encouragement of

foreign capital investment- as a result of participating in Korean War in 1952. Therefore, **urban planning** is achieved for reflecting modernist ideology by industry-oriented approach, namely the comprehensive planning approach in Istanbul. In Period II, **urban growth** emerged by the initial formation the new CBD on Şişli-Mecidiyeköy-Maslak axis, by development of Beşiktaş as sub-center, and by industrial development along Bosphorous coastline. In addition, there was an unplanned development of gecekondu settlements at periphery. **Urban change** emerged by urban renewal activities in the historic CBD and in its transition zone; i.e.: Golden Horn- Perşembe Pazarı-Galata (Table 4.1).

The idea in **urban regeneration process** was based on the industrial modernist image-oriented urban renewal approach in the post-war transition period. **Urban regeneration efforts** were mainly based on the 1956-60 Högg Plan which legitimized the reconstruction programs of Menderes operations and the 1958 Piccinato Plan. The Piccinato Plan initiated conscious development of decentralization and de-industrialization, which provided polycentric and linear urban macroform for Istanbul. In the post-war transitional period, there were residential and commercial property-led urban regeneration schemes in the form of a planned process in Istanbul. In addition, post-war reconstruction objective of UNESCO with regard to historical preservation of architectural heritage had an effect in 1950s Türkiye. Therefore, the concept of architectural heritage to be conserved was legally introduced in 1951. Also, the 1964 Intramural City Plan produced zoning and development regulations for preservation and conservation of the urban fabric and the city silhouette in the historic peninsula. Although, the strategy of urban renewal was based on large-scale expropriations-namely the Haussmanian approach in Istanbul. Accordingly, preserving historic urban fabric and the Bosphorous silhouette was not achieved appropriately until 1961 (Table 4.1).

**PERIOD III: The Industrial Development Period
(1965-1980)**
*The Capitalist Industry-oriented
Urban Renewal Approach*

From 1965 to 1980 is the **industrial development period** in which political leaderships under military regime and the import substitution model of economic development influenced the urbanization of labor power in Türkiye. In addition, there has been a planned and organized development by the EDPs⁴⁰ since 1963. Therefore, **urban planning** is achieved for reflecting capitalist industrial ideology by quasi-strategic planning approach -namely the development operations in Istanbul. In Period III, **urban growth** was emerged by the improvement of Şişli-Mecidiyeköy-Maslak axis, the development of inner-city sub-centers and along Bosphorous. Existence of the historic CBD -located in the historic peninsula- and new contemporary CBD -located in newly evolving Maslak- resulted in a formation of dual city structure in Istanbul. In addition, there was a planned rehabilitation of gecekondu settlements at inner-city and periphery. The most important contribution of the period was opening up of the Bosphorous Bridge between Ortaköy and Beylerbeyi in 1973. **Urban change** emerged by urban renewal activities in Golden Horn and the Bosphorous coastline (Table 4.1).

The idea in **urban regeneration process** was based on the Capitalist Industry-oriented Urban Renewal Approach in the industrial development period. **Urban regeneration efforts** were mainly based on the 1971 Master Plan. In the industrial development period, there was a service-led urban regeneration scheme in the form of both planned and unplanned (spontaneous) processes in Istanbul. In addition, legal development of the concepts of conservation and preservation of natural and historical sites by giving designation to urban spaces in 1972-73 and becoming a member in UNESCO-ICOMOS⁴¹ in 1974 provided regulatory principles for revitalization of historic urban fabric and city silhouette (Table 4.1).

PERIOD IV: The Post-Industrial Development Period (1980-1990)

The Post-Industrial Market-oriented Urban Renaissance Approach

From 1980 to 1990 is **the post industrial development period** in which political coalitions and the export substitution model of economic development influenced the urbanization of capital in Türkiye. İstanbul is targeted to be integrated to new world system-globalization process. Therefore, **urban planning** is achieved for reflecting post-industrial capitalist ideology by the market-oriented approach –by quasi-strategic planning actions in İstanbul. In Period IV, **urban growth** emerged by development of the new CBD on Şişli-Mecidiyeköy-Maslak axis, and development of sub-centers as shopping malls and satellite settlements. The most important contribution of the period was opening up of the 2nd Bridge between 4.Levent-Armutlu and Beykoz-Kanlıca in 1988. Consequently, the dual city structure significantly became more legible in İstanbul. In addition, planned rehabilitation of gecekondu settlements at inner-city and periphery was continued. **Urban change** emerged by urban revitalization actions in İstiklal Street, Galata Kuzguncuk-İcadiye Street, and Ortaköy (Tables 4.1, 4.2 and 4.3).

The idea in **urban regeneration process** was based on the Post-Industrial Market-oriented Urban Renaissance Approach in the post-industrial development period. **Urban regeneration efforts** were mainly based on the 1980 Master Plan. There were historical and natural preservation plans, the renewal and rehabilitation actions in Dalan Operations (1984-89) and private investments. In the post-industrial development period, there were urban revitalization-led (physical and economic rehabilitation) and tourism-led urban regeneration schemes in the form of planned, unplanned and mixed processes. In addition, international agreements with UNESCO-World Heritage program⁴² in 1982 and with EU-European Architectural Heritage program⁴³ in 1989 produced legal frameworks for preservation and conservation of natural and historic sites. Also, legislations for tourism-oriented reorganizations in 1982 and for designating urban spaces as tourism centers in 1987 stimulated private investments for historical preservation in İstanbul, Türkiye (Tables 4.1, 4.2 and 4.3).

PERIOD V: The Post-Industrial Integration Period (1990 to present)
The Post-Industrial Rent-oriented
Urban Renaissance Approach

From 1990 to present is the **post-industrial integration period** in which political coalitions and the Privatization model of economic development influenced the urbanization of capital in Türkiye. Istanbul is targeted to be restructured as a result of being integrated globalization process. Therefore, **urban planning** has been achieved for reflecting post-industrial capitalist ideology by the rent-oriented approach –namely the strategic planning approach in Istanbul. In Period V, **urban growth** has been emerged by progress in the new CBD on Şişli-Mecidiyeköy-Maslak axis and development of shopping malls and hypermarkets as sub-centers in Istanbul. **Urban change** has emerged by urban revitalization actions and rehabilitation programs in Golden Horn, Fatih-Zeyrek, Fener-Balat, Suleymaniye and Sultanahmet (Tables 4.1, 4.2 and 4.3)..

The idea in **urban regeneration process** was based on the Post-Industrial Rent-oriented Urban Renaissance Approach in the post-industrial integration period. **Urban regeneration efforts** have been mainly based on the 1995 Master Plan, the historical preservation plans and integrated programs, and private investments. In the post-industrial integration period, there have been urban revitalization-led (physical and socio-economic rehabilitation) and tourism-led urban regeneration schemes in the form of planned, unplanned and mixed processes. In addition, national and international legal frameworks coming from the 1996 HABITAT- Istanbul Declaration, and regeneration programs (i.e.: IBB - UNESCO - EU) for preservation and conservation of natural and historic sites have both opened a path for integrated programs and stimulated private investment within the inner-city areas of Istanbul (Tables 4.1, 4.2 and 4.3)..

For the following section, titled as “conclusion”, a **brief review of urban regeneration in Istanbul** in relation to the periods is provided in order to seize familiarities with the world (Tables 4.1, 4.2 and 4.3).

- The politico-economic motive in the five successive periods of urban growth and change in Istanbul corresponds to a **specific type of urban design approach**. Consequently, the context and content of urban regeneration process has an interactive character in Istanbul. This is also observed in different cities which respond to the politico-economic process by reflecting the idea on urban space. Although, the target is varied as a result of restructuring processes in the contemporary conjuncture.
- The cases of urban regeneration in the periods put emphasis on the **revitalization-led scheme** in the historic inner-city areas.
- The urban regeneration process in Istanbul after 1980 highlights the importance of **contingency** in relation with the politico economic motive for the process

This consideration will facilitate a basic understanding for comparing the urban regeneration process in terms of similarities and differences between Istanbul and the world (Table 4.4)..

Table 4.1: The Matrix - The Five Successive Periods of Urban Growth and Change In Istanbul

	PERIOD I	PERIOD II	PERIOD III	PERIOD IV	PERIOD V
	The Republican Period (1923 - 1950) <i>The Republican Modernist Image-oriented Urban Renewal Approach</i>	The Post-war Transitional Period (1950-1965) <i>The Industrial Modernist Image-oriented Urban Renewal Approach</i>	The Industrial Development Period (1965-1980) <i>The Capitalist Industry-oriented Urban Revitalization Approach</i>	The Post-Industrial Development Period (1980-1990) <i>The Post-Industrial Market-oriented Urban Renaissance Approach</i>	The Post-Industrial Integration Period (1990-present) <i>The Post-Industrial Rent-oriented Urban Renaissance Approach</i>
Politico-economic Motive in urban planning	Republican leadership in single-party regime and the centralized state-dominated model of economic development produced urbanization of nation-state	Political struggle in multi-party regime and the liberalization model of economic development produced urbanization of labor power	Political leadership under military regime and the import substitution model of economic development produced urbanization of labor power.	Political leadership and the export substitution model of economic development produced urbanization of capital	Political coalitions in the form of divided partnership and the privatization model of economic model produced urbanization of capital
Approach for urbanization	The City-Beautiful approach and the (CIAM) Modern movement for socio-economic development	The Modern movement for industrial development and military restructuring	The Economic progress for capitalist industrial development	The post-modern movement for post-industrial development	The Post-modern movement for post-industrial integration
Urban growth (inner-city)	Development of Taksim-Harbiye-Mecidiyeköy triangle, Şişli-Mecidiyeköy axis, and industrial developments along Golden Horn	Formation of the new CBD on Şişli-Mecidiyeköy-Maslak axis, development of Beşiktaş as sub-center, industrial development along Bosphorous coastline	Improvement of Şişli-Mecidiyeköy-Maslak axis, the development of inner-city sub-centers and along Bosphorous	Development of the new CBD on Şişli-Mecidiyeköy-Maslak axis, and development of sub-centers as shopping malls	Progress in the new CBD on Şişli-Mecidiyeköy-Maslak axis and development of shopping malls as sub-centers
Development operation	The 1933 Elgötz Plan The 1937 Prost Plan	Menderes Operations The 1956-60 Högg Plan The 1958 Puccinato Plan	The 1971 Master Plan	The 1980 Master Plan Dalan Operations Private (sector) investment	The 1995 Sub-region Master Plan IBB operations Private (sector) investment
Approach for urban regeneration (inner-city)	The Republican Modernist Image-oriented Urban Renewal Approach	The Industrial Modernist Image-oriented Urban Renewal Approach.	The Capitalist Industry-oriented Urban Revitalization Approach.	Renaissance Approach.	Urban Renaissance Approach
The scheme of urban regeneration process	Urban squares The historic ÇHD and Revueğlu	The historic ÇHD, Beyoğlu-Galata, Golden Horn-Karaköy and Porsucme Pazarı.	Golden Horn and the Bosphorous coastline 1974 the Bosphorous Bridge	İstiklal Street, Kurşunçuk-İcahiye Street, Galata and Ortaköy squares ... 1988 the FSM Bridge	Golden Horn, Fatih-Zeyrek, Fener-Balut, Şileymaniye and Sultanahmet
The strategy for urban regeneration in the scheme	Residential property-led urban regeneration scheme in the form of a planned process of public intervention	Residential and commercial property-led urban regeneration schemes in the form of a planned process	Service-led urban regeneration scheme in the form of both planned and unplanned (spontaneous) processes	Urban revitalization-led and tourism-led urban regeneration schemes in the form of planned, unplanned and mixed processes	Urban revitalization-led and tourism-led urban regeneration schemes in the form of planned, unplanned and mixed processes
Laws and urban legislation	Idea of preserving historic urban fabric and city silhouette by regulatory plan decisions	Large-scale expropriations in the form of the Haussmanian approach	Revitalization of historic urban fabric and city silhouette	Expropriations by Haussmanian Approach Preservation plans, rehabilitation actions	Integrated rehabilitation programs and revitalization actions
Interaction with the world	Historic Preservation principles of the CIAM	1951 law; conservation of Architectural heritage 1964 Intramural City Plan	1972-73 Laws; urban conservation and historic preservation of urban, natural, cultural and historic sites 1974 Law; regulatory principles of UNESCO-ICONOS	1982 Law; Tourism encouragement 1987 legislation; tourism-oriented reorganizations 1982 Law; UNESCO-World Heritage program 1989 Law; EU-European Architectural Heritage program	1989 Law; tourism center designation 1995 Preservation Plan for The Historical Peninsula 1996 HABITAT-Istanbul Declaration

Table 4.2: The Matrix - Cases in Istanbul - Periods and Urban Regeneration

	KUZUNCUK İCADIYE STREET	BESİKTAS ORTAKÖY SQUARE	BEYOĞLU İSTİKLAL STREET	BEYOĞLU GALATA TOWER	EMİNOĞLU THE STREETS IN SULTANAHMET	FATİH BALAT NEIGHBOURHOOD	COMMONALITY
LOCATION	Bosphorous accessibility	Bosphorous accessibility	Historic Fabric	Historic fabric	Historic peninsula	Historic peninsula	Bosphorous silhouette and Historic urban fabric; the contingency
MORPHOLOGY	Linear thematic space	Concentric thematic space	Linear thematic space business and service center	Concentric thematic space	Linear thematic space	Linear, concentric spaces	Fixed building-stock
LAND-USE	Historic neighborhood	Commercial, residential	High to Low income groups highest	Commercial, residential	Historic neighborhood	Historic neighborhood	Centrifugation
INCOME-GROUPS	High income groups highest	Moderate income groups moderate	High to Low income groups highest	High to Low income groups moderate	Low income groups depleted	Low income groups depleted	Rent-gap; instability of rent value of land
RENT VALUE							
PROCESS	Unplanned	Mixed	Planned	Mixed	Unplanned	Planned	The process
ACTOR	Community action IBB	Private sector + IBB + community support	IBB + Private sector community support	Private sector + IBB + community support	Private sector + community action + IBB	UNESCO + IBB community resistance	Public-private partnership and capital investment
LEGAL BASIS	1983-Law 2863 1983-Law 2960	1982- Law 2634 1983- Law 2863 1983-Law 2960 1989-Law 3584 1987-Law	1983-Law 2863 1983-Law 2960 1989-Law 3584	1982- Law 2634 1983- Law 2863 1987-Law	1982- Law 2634 1989-Law 3584 1987-Law	1982-Law 2638 1989-Law 3584	Protection of natural, historic and cultural value; Tourism encouragement
PHASE	Advanced Local private investment Community consensus	Median Progressive Public credit Public and Community support	Advanced Progressive Public credit Public and Private consensus	Median Public credit Public and Market consensus	Initiation Progressive- Private investment Market consensus	Initiation Public credit Community consensus	The consequence
BEFORE the 1980s	Deteriorated historic neighbourhood	Twilight zone	Transition zone Twilight zone	Declined urban space Twilight zone	Twilight zone	Deteriorated historic neighbourhood	Urban regeneration: Urban transformation from declined spaces of marginal consumption to restructured places of collective consumption
AFTER the 1980s	Advertisement zone Thematic place Enterprise zone	Advertisement zone Festival market place Enterprise zone	(Downtown) center Newer business center Festival market place	Modernized urban square Enterprise zone	Enterprise zone Tourist-historic district	Aim: mixed-use area Cultural-historic district	Urban regeneration-led urban regeneration
SCHEME	Historic preservation and urban conservation-oriented	Historic preservation and tourism-oriented	Historic preservation and tourism-oriented	Historic preservation urban conservation and tourism-oriented	Historic preservation urban conservation and tourism-oriented	Historic preservation and urban conservation - oriented	Revitalization-led urban regeneration
STRATEGY	Rehabilitation Projects; Community action	Restoration projects; private investment, subsidized partnership	Urban renewal; private investments; public-private partnership	Rehabilitation and Restoration projects; public investment	Rehabilitation Actions; private investments	Rehabilitation program; public-private partnership	Urban Renaissance
METHOD	Restoration	Restoration Adaptive re-use	Restoration, Adaptive re-use	Restoration	Restoration, adaptive re-use	Restoration	Urban Design and Architecture; design codes

Table 4.3: The Matrix - Urban Regeneration Cases in Istanbul after 1980 (Periods and Urban Regeneration Process)

	1920s	1930s	1940s	1950s	1960s	1970s	1980s	1990s	2000s	
		1937 Prost Plan planning regulations		1951 Law 1958 Plan preservation laws	1964 Intramural Plan	1971 Master Plan conservation laws	1980 Master Plan historic quality and market concern UNPLANNED PROCESS	Mid-1980s tourism encouragement laws	Mid-1990s 1995 Master Plan tourism encouragement laws	2000s
Legislations								cultural quality and rent concern		Tourist- historic quality Advanced Phase
regulations for urban growth	●	●	●	●	●	●	●	Private investment	Private investment	Private investment
regulations for urban change	●	●	●	●	●	●	●	Tourism	Tourism	Tourism
Public experience					Public experience					
Tourism potential					Tourism potential	Urban Decline	Revitalization need	Tourism	Tourism	Tourism
Historic quality					Historic quality	Historic quality	Tourism potential	Conflict and fissures	Mediation and Upgrading	Private investments
Public-private partnerships								Public-private partnerships	Public-private partnerships	Public-private partnerships
Revitalization need								Revitalization need	Revitalization need	Revitalization need
Cultural potential								Public intervention	Public intervention	Public intervention
Integrated programs										

Table 4.4: The Comparative Summary – Urban Regeneration in Istanbul

	PERIOD I 1923-1950	PERIOD II 1950-1965	PERIOD III 1965-1980	PERIOD IV 1980-1990	PERIOD V 1990to present
period	Republican Period	Post-War Transitional Period	Industrial Development Period	Post-Industrial Development Period	Post-Industrial Integration Period
International Politic crisis	WWI 1914-18 WWII 1939-45	1952 Korean War	1974 Cyprus Peace Operation	1980s Iran-Iraq War	1990 Gulf Crisis September 12 th
TR-Politics	Single-party regime -leadership-	Multi-party regime -coalitions-	Military regime -leadership-	Liberal regime -leadership-	Divided regime -coalitions-
TR-politic crisis	-	1960 military intervention	1971 military memorandum	1980 military intervention	-
International Economic crisis	1929 World economic depression	WWII- world economic crisis	1971 global oil crisis	1987 crisis in UK stock market	1990s crisis in Japan stock market
TR-Economic model	the centralized state-dominated model	Liberal model	Import substitution model	Export substitution model	Privatization model
TR-economic crisis	Foreign aids	Rapid inflation Emergence of black-market 1950s-Economic crises	Economic embargo from West 1979-Economic crises	Rapid inflation 1990s-Economic crises-devaluation	Rapid inflation 2000s-Economic crises-devaluation
Türkiye	Urbanization of nation-state	Urbanization of labor power	Urbanization of labor power	Urbanization of capital	Urbanization of capital
TR-Planning	Republican image-oriented approach modern movement	Modernist image- oriented approach Comprehensive	Industry-oriented approach Comprehensive	Market-oriented approach Quasi-Strategic	Rent-oriented approach Strategic
World Urban regeneration trend	Post-war reconstruction of cities – CIAM & modern movement	Historical preservation at architectural level	Historical Preservation and Urban Conservation	Historical Preservation and Urban Conservation	Historical Preservation and Urban Conservation
World Urban regeneration Approach	The International Modernist Image- oriented Urban Renewal Approach 1920s-1930s The Industrial Modernist Image- oriented Urban Renewal Approach 1940s	The Capitalist Industry-oriented Urban Renewal Approach 1950s-1960s	The Post- Industrial Revitalization- oriented Urban Renaissance Approach 1970s	The Post- Industrial Market- oriented Urban Renaissance Approach 1980s	The Post- Industrial Rent- oriented Urban Renaissance Approach
world	CIAM-1930s UNESCO-1945	UNESCO	UNESCO- ICOMOS 1965 UNESCO-World Heritage-1972	UNESCO- ICOMOS EU-European Heritage-1985	UNESCO EU
TR- Urban regeneration approach	The Republican Modernist Image- oriented Urban Renewal Approach	The Industrial Modernist Image- oriented Urban Renewal Approach	The Capitalist Industry-oriented Urban Renewal / revitalization Approach	The Post- Industrial Market- oriented Urban Renaissance Approach	The Post- Industrial Rent-oriented Urban Renaissance Approach

Endnotes

- ¹ In Istanbul, global service centers are range from major sector in advertising service to minor sectors in banking and legal services. In addition, a prime sector in advanced producer services is non-existent in Istanbul (Beaverstock, Taylor and Smith, 1999).
- ² Istanbul is a gamma world city, a minor world city having score of 4 in the GaWC inventory research. (Beaverstock, Taylor and Smith, 1999; Hall in Scott, 2001 and Appendix A.1, Figures A.2, A.3 and A.4).
- ³ The axial compact macroform was comprised of Acropolis, forums, theatres, hippodromes, churches and monasteries. Terrace housing type of urban development had concentrated around the Golden Horn harbour as a result of merchantalist commercial activities (Gürler, 2000. "Effects of Political Regulations and Urban Legislations on Beyoğlu District in terms of Spatial and Social Transformation" *Student Research Paper* for ARCH 512 at METU. Individual study).
- ⁴ In addition, being an imperial port city had provided development of merchantalist society (Gürler, 2000, *Student Research Paper* for ARCH 512 at METU).
- ⁵ The compact macroform was comprised of Acropolis (Topkapı Palace), Necropolis (area from Çemberlitaş to Beyazıt), forums, baths, amphitheatres, hippodromes, churches and monasteries as the nucleus for the commercial and social functions (Gürler, 2000, *Student Research Paper* for ARCH 512 at METU).
- ⁶ In addition, Overseas merchantalist commercial activities caused urbanization of the land. Progress in merchantalist activities resulted increase in Levantine population, Genovians and Venetians, as prominent figures in commerce. In addition, Jewish society that migrated from Spain and Armenians had become leading figures in social life (Gürler, 2000, *Student Research Paper* for ARCH 512 at METU).
- ⁷ Beyoğlu had Levantine district characteristics in radio-concentric urban growth whereas Üsküdar and Çatalca had Ottoman district characteristics having linear development pattern along the main transportation axis (Gürler, 2000, *Student Research Paper* for ARCH 512 at METU).
- ⁸ Specialization in merchantalist activities resulted increase in Levantine population that comprised of Greeks, Italians, Jewish and Armenians. In addition, the 1853 Kırım War resulted in increase in migrated population, which comprised of Bulgarians, Slavs and White Russians (Gürler, 2000, *Student Research Paper* for ARCH 512 at METU).
- ⁹ The term "transitional zone" is referred to the definition in "the concentric zone model" by Burgess (1925). It was defined as "the encircling downtown area being invaded by business and light manufacture" (Burgess in Park, 1925).
- ¹⁰ Great Fires of 19th century in Istanbul: Laleli-Aksaray Fire in 1855, Hocapaşa Fire in 1863, Kasımpaşa Fire in 1863, Balat Fire in 1866, Beyoğlu Fire in 1870, Samatya-Koca Mustafa Pasa Fire in 1873, Pendik Fire in 1889, and Kartal-Maltepe Fire in 1903. (Tekeli, 1994:11-12).
- ¹¹ Arazi Kanunnamesi
- ¹² Asar-i Atika Nizamnamesi
- ¹³ Muhafaza-i Asar-i Atika Cemiyeti.
- ¹⁴ Varlık Vergisi.
- ¹⁵ Electronic source: www.un.org. UN= United Nations. UN was established in 1942.
- ¹⁶ "Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu Teskilat ve Vazifelerine ilişkin Kanun".
- ¹⁷ Electronic source: www.unesco.org. UNESCO= United Nations Educational, Social and Cultural Organization. UNESCO was established in 1945-46.
- ¹⁸ "Tatbikat Planları Tetkik ve Murakebe Kurulu".
- ¹⁹ "Mücvir Sahalar Planı".

²⁰ “40 Rakım İmar Planı”.

²¹ United Nations-Education, Social and Cultural Organization -UNESCO

²² “Eski Eserler Kanunu”

²³ International Commission of Monuments and Sites – ICOMOS.

²⁴ “Turizmi Teşvik Yasası”.

²⁵ “Dünya Kültürel ve Doğal Mirasının Korunmasına Dair Sözleşmeye T.C.’nin Katılmasına Uygun Bulunduğu Hakkındaki Kanun”.

²⁶ “Kültür ve Tabiat Varlıklarını Koruma Kanunu”.

²⁷ “Avrupa Mimari Mirasının Korunması Sözleşmesinin Uygun Bulunduğu Hakkındaki Kanun”.

²⁸ This term refers primarily to “the collective action theory of urban social movements” by Castells (1983) and secondarily to “the circuits of capital” by Harvey (1985) as well as “the rent-gap theory” by Smith (1996).

²⁹ This term refers primarily to “the growth-machine theory” by Molotch and Logan (1976) and secondarily to “the circuits of capital” by Harvey (1985) as well as “the rent-gap theory” by Smith (1996).

³⁰ This theory, contributed by Castells(1983), emphasizes the collective action in community.

³¹ “Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu”.

³² “Kültür ve Tabiat Varlıklarını Koruma Kanunu”.

³³ “Turizmi Teşvik Yasası”.

³⁴ “Avrupa Mimari Mirasının Korunması Sözleşmesinin Uygun Bulunduğu Hakkındaki Kanun”.

³⁵ This term refers primarily to “the theory of development coalitions” by Keating (1993) and secondarily to “the circuits of capital” by Harvey (1985) as well as “the rent-gap theory” by Smith (1996).

³⁶ Electronic source:www.competitiveturkey.org. 2002.

³⁷ **The mixed use activities:**cultural centers, hotels and the up-market services that includes specialized art businesses, hotels, cafes, bars and restaurants (Jones and Varley, 1998:1557).

³⁸ In this schematization, major stimulations are from Keleş,1990 and from Tekeli, 1992, 1994.

³⁹ In Türkiye , **plan codes** has had a status of law since the establishment of republic, even since the 19th century Ottoman Period (Tekeli, 1994; Keles, 2000).

⁴⁰ The EDP= The Economic Development Plan for five years. “Beş Yıllık Kalkınma Planı”.

⁴¹ ICOMOS= .International Committee of Monuments and Sites . ICOMOS was established in 1965 by UNESCO.

⁴² UNESCO-World Heritage Program was started in 1972.

⁴³ EU-European Heritage Program was started in 1985.

CHAPTER 5

CONCLUSION

Data in the cases of urban regeneration process, both in the world and in Istanbul, provides information concentrated on the design codes in urban space. Especially within the inner-city historic areas, **urban design**, itself, becomes a **design problem**. In view of the fact that the existence of legal frameworks and preservation plans (as well as the occurrence of capital investments) assign a **specific type of process** by limiting an **urban design approach** for physical space. Although, **the objective of urban design discipline is not limited by the design of physical space.**

(The discipline of) urban design¹ also focuses on the planning of processes in urban space. At this point, two important **issues** emerge in the urban areas, which obtained by the historic preservation and urban conservation plans. The reason of urban space to become involved in the urban regeneration process (the first issue), as well as the (f)actors and strategies for producing the idea of urban space (the second issue) are determinant in the process. In other words, **design of the process becomes important in the urban regeneration process.**

For that reason, it would have been **incorrect** and **fictitious** to conceptualize the discipline of urban design as an incremental and passive tool / method, which produces, just only, design codes and creates a specific urban atmosphere in order to improve the quality of urban space. Because, all of that **criticism** is an outcome of a sub-process, which emerges either in the specific phase or at the

end of the urban regeneration process. In other words, and **manifestly**, *the discipline of urban design is a strategic and interactive instrument / mechanism, which synchronously operates together with politics and economics at the organizational level², and with the disciplines of city and regional planning, and architecture at the spatial level³.*

On the contrary, it is **not much possible to transform an urban area from a declined and/or declining urban space**, dominated/corroded by marginal consumption patterns into the **revitalized urban place**, appropriated/restored by collective consumption patterns. It can be assumed that the rationale behind the urban regeneration process, based on this type of transformation, is to integrate **urban places as habitable entities** into the city structure by the urban design strategies of the process. In these urban places, there is a circulation of **symbolic capital**, i.e.: Battery Park City in New York, the city center of Puebla in Mexico, İstiklal Street in Istanbul, etc. Although, this rationale may, also, proceed into emergence of **urban museums as uninhabitable fragments**. In these urban museums, there is an accumulation of **dead capital**, i.e.: office spaces and the new CBD areas of the 1980s; London Docklands, etc. Therefore, the urban regeneration process in the **contingency**, which is the transforming urban space, may become (dis)advantageous in relation with the politico-economic motive for the urban design approach within/at some stage in time. It is worth to remember/note/consider that, **the contemporary consumption culture** is limitless to consume urban spaces as it consumes everything either positively in a constructive mode or negatively in an uncooperative mode. Consequently, **the reason** is directly/exactly linked to the objectives/targets/ purposes behind the political processes and the financial investments. Therefore, **the urban regeneration process** has a multi-dimensional meaning in the urban arena, especially within the inner-city areas of metropolitan cities.

In addition, it requires a separate and in-depth **further study** for evaluating *how to utilize the rationale for the urban regeneration processes to transform a declined urban space into a revitalized urban place in relation with the objective*

*behind the politico-economic motive(s)*⁴. However, in the **further evaluation**, it would have been uncertain/vague to formulate a universal and all-inclusive principle/guideline in a positivist manner as a result of context-dependent factors in the urban regeneration process. Because, **the process** has an extremely interactive and dynamic/cyclical character both in context and content. *In this respect, contingency and intersubjectivity have to be reconsidered, in terms of urban design approach, to produce a place-specific and strategic scheme/method for evaluating the urban regeneration process in the further study.*

5.1. Dynamic character of Urban Transformation Process

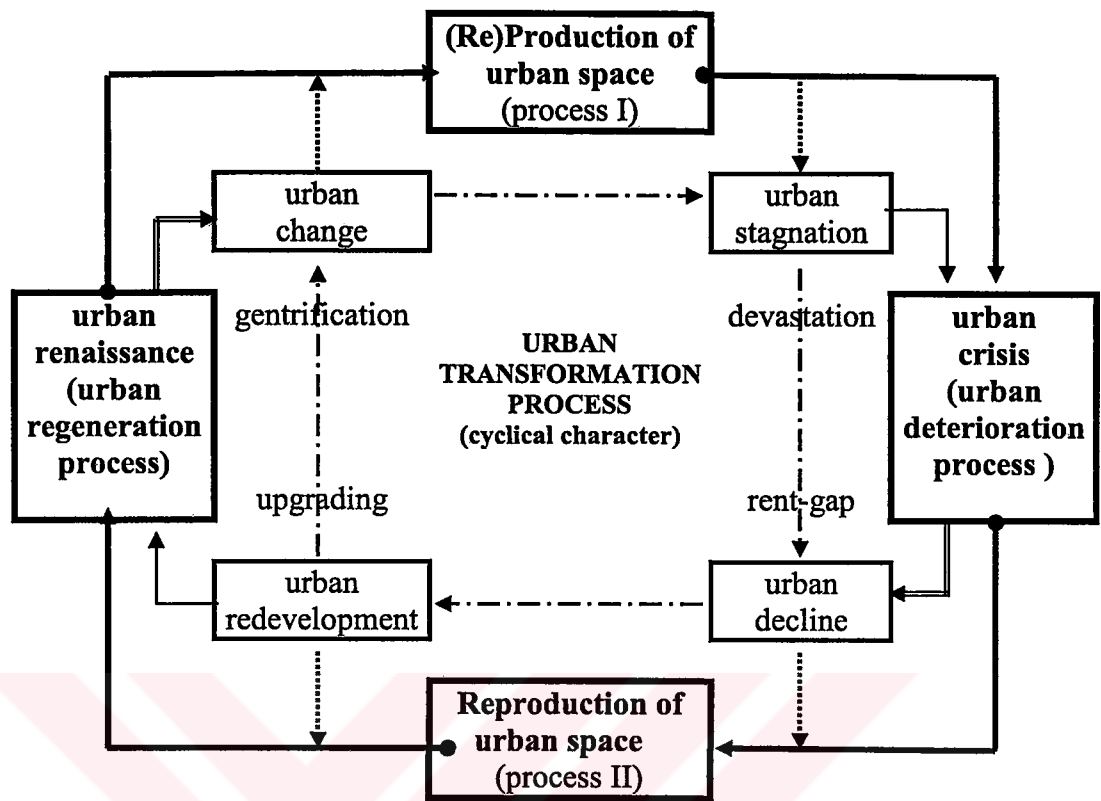
Urban transformation process is a cyclical process having dynamic character both in the World and in Türkiye. **Production of urban space** is an initial phase in the urban transformation process. Syndrome of urban stagnation causes a status of **urban crisis** that leads to the urban deterioration process. There are four **syndromes** in the urban transformation process: these are urban stagnation, urban decline, urban redevelopment and urban change (Figure 5.1).

1. **Urban stagnation** is associated with the negative reflection of politico-economic crises and social movements on urban space. This syndrome is a major reason for historic inner-city areas to become involved into the process of urban devastation. Therefore, there emerges shrinkage in original population characteristics and in the quality of urban environment (Figure 5.1).
2. **Urban decline** is associated with the negative consequences (effect) of external politico-economic and social forces in urban areas (Fainstein, 1983). This syndrome is a major reason for the emergence of rent-gap in the historic inner-city urban areas. Therefore, there exists expansion of marginal ghettos as well as decrease in original population and flux in the rent value of land and housing (Figure 5.1).

3. **Urban redevelopment** is associated with the positive consequences (response) of internal politico-economic and social forces in urban areas. This syndrome is a major reason for socio-economic restructuring and the process of physical upgrading in the historic inner-city areas. Therefore, there exists increase in population density and stability in the rent value of land and housing. (Figure 5.1).

4. **Urban change** is associated with the positive reflection of politico-economic enhancement and social action on urban space. This syndrome is a major reason for historic inner-city areas to become involve in the process of urban gentrification and social filtration. Therefore, there exists reformation of population characteristics and in the quality of urban environment (Figure 5.1).

Reproduction of urban space is both intermediary and perpetual phase in the urban transformation process. At the intermediary phase, syndrome of urban redevelopment causes a status of **urban renaissance** that leads to the urban regeneration process. At the perpetual phase, syndrome of urban change causes **reproduction of urban space** (Figure 5.1).



LEGEND:

- the main shift in urban transformation process into the phase
-→ reason (cause) for the main shift
- resulting modification (effect for shift from one phase to another in the process)
- status of the transformation process (the phase)
- ====→ resulting modification (reason –cause- for influential shift in the process)
- - - - -> relationship between syndromes

Figure 5.1: The cyclical/dynamic character of urban transformation process⁵

5.2. Comparison of the World and Istanbul, Türkiye : The Urban Regeneration Process

...the restructuring of urban space is not, strictly speaking, a new phenomenon. The entire process of urban growth and development is a constant patterning, structuring and restructuring of urban space. What is new today is the degree to which this restructuring of space is an immediate and systematic component of a larger economic and social restructuring of advanced capitalist economies. A given built environment expresses specific patterns of production and reproduction, consumption and circulation, and as these patterns change, so does the geographical patterning of the built environment (Smith, 1996:344).

The most significant and familiar/recognizable issue in the urban regeneration process is the contingency, which is operated by a specific politico-economic motive for urban planning and design approach. Consequently, the case of Istanbul in which urban transformation even differentiates within the city, will be the focus in the comparison of the urban regeneration process. Therefore, the comparative evaluation is built upon place-specific/local characteristics in the worldwide/global framework with respect to the periods in order to show similarities and differences.

Istanbul before the Announcement of the Republic:

In the Ottoman period, there is a parallelism on the urban regeneration approaches both in the World and in Ottoman Empire (Table 5.1). In the 1910s, main style in the world was based on the City-Beautiful idea-oriented urban renewal approach for urban growth. Focal spaces of urban transformation were urban squares, boulevards and open public spaces as well as large urban parks in cities until the World War I. Although, basic difference in Istanbul was that urban renewal activities were made by the European image-oriented urban renewal approach instead of industry-led modernization (Tables 3.1, 4.1 and 5.1). The main reason of this was the contingent factor: the politic and economic motive for urbanization process in the Ottoman period, which was based on monopolist politics and Sultan's treasury.

In this period, there were two significant schemes in urban regeneration in the form of planned process. First scheme is **the property-led urban growth** based on **the strategy of urban renewal**. Devastating fires and the 1873 Moltke Plan triggered this scheme. This was the first planned process of urban development under public leadership in Istanbul. Second scheme was **the commerce-led urban change** based on **the CBD strategy** in the development operations after the 1837 Moltke Plan for urban growth, which can be explained by the theory of classical urban thought. These operations were the planned examples of urban redevelopment under Sultan's leadership in Istanbul.

PERIOD I: The Republican period (1923-1950)

The Republican Modernist Image-oriented Urban Renewal Approach

In this period, there is a **parallelism** on the urban regeneration approaches in the World and Türkiye (Table 5.1). The main reason of this was establishing the republican political leadership and state-dominated motive in economy by the announcement of the republic, which introduced an **autonomous politico-economic motive** for the urbanization process.

In the **1930s**, leading style in the world was the CIAM historic heritage-oriented urban renewal approach for urban growth. Focal spaces of urban transformation were inner-city areas of modern heritage city. And, basic **similarity** in Istanbul was that urban renewal activities were made by the international modernist image-oriented urban renewal approach (Table 3.1, 4.1 and 5.1). The main reason of this was **the ideology**, which was based on the formation of the Republican city.

In the **1940s**, leading style in the world was the industrial modernist image-oriented urban rehabilitation approach for urban growth by industrial decentralization. Focal spaces of urban transformation were inner-city areas, which are rehabilitated by public housing programs. And, basic **difference** in Istanbul

was that urban renewal activities were made by the modernist image- oriented urban renewal approach of the 1930s for urban growth by industrial development (Table 3.1, 4.1 and 5.1). The main reason of this was the politico-economic target in SEEs.

In the republican period, there were three significant schemes in urban regeneration. First one was the (residential) property-led urban regeneration scheme in the form of a planned process of public intervention, i.e.: the 1924-28 Lörcher Plan. Second one was the revitalization-led urban regeneration scheme in the form of planned process of public leadership, i.e.: the 1933 Elgötz Plan, the 1937 Prost Plan. This was based on the idea of preserving the historic urban fabric and the city silhouette by regulatory plan decisions. Third one was the strategy of urban renewal in the form of commerce-led urban regeneration scheme in the form of sustained leadership.

PERIOD II: The Post-war Transitional Period (1950-1965)

The Industrial Modernist Image-oriented Urban Renewal Approach

In this period, there was both a parallelism and disjunction on the urban regeneration approaches in the World and Türkiye (Table 5.1). The main reason of this was the dissolving political struggle and liberal motive in economy by the 1960 military intervention, which introduced an authoritative (modernist) politico-economic motive for urbanization process in Türkiye.

In the 1950s, there was a close parallelism in urban regeneration approaches (Table 5.1). The dominant method in the world was the capitalist industry-oriented urban rehabilitation approach for urban growth. Focal spaces of urban transformation were the CBD and Downtown areas. At this point, there stems both similarity and difference in Istanbul. Basic similarity was the urban redevelopment programs in order to rehabilitate urban macroform. Basic difference was that regeneration activities were made by the industrial modernist

image-oriented urban renewal approach not to rehabilitate but to modernize the city, i.e.: Menderes operations by the Högg Plan (Tables 3.1, 4.1 and 5.1). The main reason of this was **the liberal politic motive** for urbanization process, which was based on representing the political struggle by reconstruction programs. Although, Menderes operations were criticized as a result of the 1951 historic preservation law and inflation-led financial incapability in the period.

In the **1960s**, there was a slight **disjunction** from world urban regeneration approach in **Türkiye**, even if the main aim was industry-led de-centralization (Table 5.1). In Istanbul, there was an urban renewal approach, which based on the 1940s social housing programs but for peripheral development and the 1950s CBD redevelopment programs. Although, the dominant method in the world for urban regeneration was the model cities-oriented urban revitalization approach for historic preservation and urban conservation. At this point there stems both similarity and difference in Istanbul. Basic **similarity** was focal spaces of urban transformation, which were inner-city areas. Rehabilitation programs for Golden Horn and the Bosphorous coastline, i.e.: the 1958 Piccinato Plan, and protection regulations for the Historic CBD and the Bosphorous silhouette, i.e.: the 1961 Plan for 40m altitude, the 1958 Piccinato Plan, the 1964 Plan, were produced. Basic **difference** was that regeneration activities continued to follow the 1950s urban renewal approach for industrial development in Istanbul, i.e.: the 1958 Piccinato Plan (Table 3.1, 4.1 and 5.1)..

In the **post-war transition period**, there were three significant schemes in urban regeneration in the form of planned process of public intervention. First one is **the historic preservation and urban conservation-led urban regeneration scheme** achieved by the 1961 Plan for 40m Altitude, the regulations in the 1958 Piccinato Plan and in the 1964 Intramural City Plan. Second one is **the urban revitalization-led urban regeneration scheme** achieved by rehabilitation programs for the Bosphorous coastline. Third one is **the CBD strategy** in the form of urban rehabilitation programs for Golden Horn.

**PERIOD III: The Industrial Development Period
(1965-1980)**

*The Capitalist Industry-oriented
Urban Revitalization Approach*

In this period, there was both a **parallelism** and **disjunction** on the urban regeneration approaches in the World and Türkiye (Table 5.1). The main reason of this was the political leadership and import-substitution model in economy, which introduced **authoritative (capitalist) politico-economic motive** for urbanization process in Türkiye.

After the **mid-1960s**, there was a close **parallelism** in urban regeneration approaches (Table 5.1). The leading method in the world was the model cities-oriented urban revitalization approach for historic preservation and urban conservation in which rebuilding-based urban renewal was liberated. Focal spaces of urban transformation were inner-city urban areas. Although, the basic **difference** in Istanbul was that; urban regeneration activities differed from the world in terms of American **interpretation of urban redevelopment** (model cities program) in the form of urban revitalization approach (Tables 3.1, 4.1 and 5.1). Therefore, it can be assumed that regeneration activities in Istanbul created **an interest for urban conservation** in the city, i.e.: the 1964 Intramural City Plan, the 1967 tourism-based redevelopment program for the Galata tower. The main reason of this was the authoritative politico-economic motive for urbanization process in Türkiye (Tables 4.2 and 4.3).

In the **1970s**, there was a **disjunction** from the world urban regeneration approach (Table 5.1). The leading method in the world was the post-industrial formation-oriented urban revitalization approach for capturing a place in the new world system. Focal spaces of urban transformation were inner-city areas of post-modern heritage city, in which the revitalization was reconsidered. At this point, basic **similarity** was the production of **the laws and urban legislations for historic preservation and urban conservation** of inner-city (historic, cultural and natural) areas, i.e.: the 1972-73 national laws, the 1974 international regulatory principles. However, basic **difference** in Istanbul was that; urban

regeneration activities mainly directed towards de-centralized industrial inner-city areas by the capitalist industry-oriented urban rehabilitation approach of the 1950s. In addition to the CBD and Downtown redevelopment programs, the Bosphorous coastline was involved in the urban rehabilitation programs (Table 3.1, 4.1 and 5.1). Consequently, the issue of inner-city historic preservation had **secondary importance** for industrial development even if there were (inter)national proactive strategies for the protection under public leadership in Istanbul. The main reason of this was the industrial development objective in the EDPs and the inflation-led financial incapability (of both the central and local authority) in the period.

In the industrial development period, there were two significant schemes in urban regeneration in the form of planned process of public intervention. First one is **the commerce-led urban regeneration scheme** achieved by redevelopment and rehabilitation programs. Second one was **the revitalization-led urban regeneration scheme** achieved by legal frameworks and urban legislations as well as tourism investments.

PERIOD IV: The Post-Industrial Development Period (1980-1990)

The Post-Industrial Market-oriented Urban Renaissance Approach

In this period, there was a close **parallelism** on the urban regeneration approaches in the World and Türkiye (Table 5.1). The main reason of this was emerging political leadership and liberal motive in economy by the 1980s post-industrial development, which introduced **a restrictive, although entrepreneurial politico-economic motive** for urbanization process in Istanbul.

In the 1980s, there was a slight **disjunction** from the world urban regeneration approach (Table 5.1). Focal spaces of urban transformation were declined industrial (historic) inner-city areas for benefiting from the symbolic prestige in the global urban hierarchy. Consequently, the redevelopment programs organized

in relation with cultural tourism. At this point, basic **similarity** was the **post-industrial market-oriented urban renaissance approach** for urban redevelopment both in the world and in Istanbul. Although, basic **difference** in Istanbul was that; urban regeneration activities was initiated mainly by the 1970s post-industrial formation-oriented urban revitalization approach under private leadership not to speculate but to improve the quality of urban environment, i.e.: Kuzguncuk case, Ortaköy case (Table 3.1, 4.1 and 5.1). Consequently, historic preservation and urban conservation in Istanbul had **primary importance** for capturing a place in the global markets. The main reason of this was existence of the proactive (inter)national **strategies** and the entrepreneurial **investment** on the built environment.

After the **mid-1980s**, there was a close **parallelism** in urban regeneration approaches (Table 5.1). The leading method both in the world the post-industrial market-oriented urban renaissance approach for urban redevelopment. Focal spaces of urban transformation were the declined industrial (historic) inner-city areas. At this point, there stems both similarity and difference in Istanbul. Basic **similarity** was urban redevelopment programs to restore inner-city areas, i.e.: the 1980 Master Plan, legislations for tourism-oriented reorganizations. Basic **difference** was that regeneration activities were made by the post-industrial formation-oriented urban revitalization approach both to benefit from the symbolic prestige, i.e.: Dalan operations (Table 3.1, 4.1 and 5.1). The main reason was the liberal economic motive for urbanization process, which was based on reflecting the political interpretation by strategic actions. Consequently, Dalan operations were criticized as a result of the (inter)national historic preservation and urban conservation laws, introduced after 1972 and speculative financial investment by the municipality in the period. Therefore, **the interest for the protection of historic inner-city areas** increased both in the public and private sphere (Tables 4.2 and 4.3). The main reason of this was the entrepreneurial politico-economic motive for the process in Istanbul, Türkiye.

In the industrial development period, there were two significant schemes in urban regeneration in the form of planned process of public intervention. First one was the commerce-led urban regeneration scheme achieved by redevelopment and rehabilitation programs. Second one was the revitalization-led urban regeneration scheme achieved by legal frameworks and urban legislations as well as tourism investments. And, this scheme has become the leading theme for transforming the inner-city historic urban areas.

**PERIOD V: The Post-Industrial Integration period
(1990 to present)**

*The Post-Industrial Rent-oriented
Urban Renaissance Approach*

In this period, there was a close parallelism on the urban regeneration approaches in the World and Türkiye (Table 5.1). The main reason of this was increasing political concern on urban space and privatization motive in economy by the 1990s post-industrial integration, which promoted liberal entrepreneurial politico-economic motive for urbanization process in Istanbul.

In the 1990s, there was a slight disjunction from the world regeneration approach. Focal spaces of urban transformation were cultural historic inner-city areas for making them symbolic places. Consequently, the restructuring programs organized in relation with heritage tourism (Table 5.1). At this point, basic similarity was the post-industrial rent-oriented urban renaissance approach for urban change both in the world and in Istanbul. Although, basic difference in Istanbul was that; urban regeneration activities was initiated mainly by the 1980s post-industrial market-oriented urban renaissance approach under supervised partnership to restructure declined inner-city historic areas, i.e: Streets in Cankurtaran, Sultanahmet (Tables 3.1, 4.1 and 5.1). Consequently, tourism-oriented investments gained importance for benefiting from the market (Tables 4.2 and 4.3). The main reason of this was the complex strategies for entrepreneurial investments and proactive regime decisions.

After the mid-1990s, there was a close parallelism in urban regeneration approaches (Table 5.1). The leading method both in the world and Istanbul has been the post-industrial rent-oriented urban renaissance approach for urban change. Focal spaces of urban transformation has been cultural historic areas, which have been both socio-economically and culturally restructured by programs. At this point, basic **similarity** is that urban regeneration activities have been achieved by historic heritage-oriented programs and investments (Table 3.1, 4.1 and 5.1). The main reason of this was to benefit from the quality of urban place by restructuring the urban atmosphere under public-private partnership. Consequently, transforming urban spaces has become symbolic places of collective consumption (Tables 4.2 and 4.3). Moreover, inner-city historic areas has become up-market centers of capital circulation.

In the post-industrial integration period (the contemporary phase), there has been two significant schemes in urban regeneration in the form of mixed processes of public intervention and private efforts. First one has been the **property-led urban regeneration scheme** achieved by rehabilitation program and restoration projects. Second one was the **revitalization-led urban regeneration scheme** achieved by legal frameworks and capital investments. And, this scheme has continued to be the **leading theme** for transforming the inner-city historic urban areas.

5.3. Concluding Remarks

Both in the World and in Türkiye, the **rationale** in the urban planning and design of historic inner-city urban spaces is generally based on the **spatial aspect of politico-economic growth**. This rationale is one of the influential factors for forming the type of urban regeneration process in the form of public development operations, private investments and/or community action (support or resistance).

Table 5.1: The Matrix - Comparison of Urban Regeneration Approaches between the World and in Istanbul

PERIODS	THE WORLD		TIME SCALE	ISTANBUL - TÜRKİYE		
	ERA	TRANSFORMING URBAN SPACES		TRANSFORMING URBAN SPACES	ERA	PERIODS
1910 - 1940	* PERIOD I: The post-war reconstruction of cities I and industrialization * The Modern Movement and Urban Renewal Approach	The City-Beautiful Idea-oriented Urban Renewal Approach	1910s	Urban squares, boulevards and open public spaces, parks	The City-Beautiful Idea-oriented Urban Renewal Approach	* The Ottoman Period * The European Image-oriented Urban Renewal Approach
		The International Modernist Image-oriented Urban Renewal Approach	1920s	Development programs for planning and architecture of the modern city	Urban squares, boulevards and open public spaces, parks Reconstruction programs for burnt-out areas	
1940 - 1960	* PERIOD II: The post-war reconstruction of cities II and de-centralization of urban growth * The Industrial Development and Urban Rehabilitation Approach	The CIAM Historic Heritage-oriented Urban Renewal Approach	Mid-1920s	Inner-city Areas of Modern Heritage City	Urban squares, boulevards and open public spaces, parks Historic CBD	* PERIOD I: The Republican Period * The Republican Modernist Image-oriented Urban Renewal Approach
		The Industrial Modernist Image-oriented Urban Rehabilitation Approach	1930s	Public and social housing programs for inner-city areas	Beyoğlu-Karaköy, Galata	
1940 - 1960	* PERIOD III: The formation of world cities and de-industrialization * The Post-Modern Movement and Urban Revitalization Approach	The Capitalist Industry-oriented Urban Revitalization Approach	1940s	Redevelopment programs for the CBD and Downtown	Historic CBD, Golden Horn, Karaköy, Galata	* PERIOD II: The Post-war Transitional Period * The Industrial Modernist Image-oriented Urban Renewal Approach
		The Model Cities-oriented Urban Revitalization Approach	1950s	Historic Preservation and Urban Conservation programs for inner-city areas.	Historic Peninsula	
1960 - 1980	* PERIOD IV: The global restructuring of cities * The Post-Industrial Development and Urban Renaissance Approach	The Post-industrial formation-oriented Urban Revitalization Approach	1960s	Inner-city areas of Post-modern Heritage City	Historic CBD	* PERIOD III: The Industrial Development Period * The Capitalist Industry-oriented Urban Revitalization Approach
		The Post-Industrial Market-oriented Urban Renaissance Approach	Mid-1960s	Redevelopment programs for declined industrial (historic) inner-city areas	Historic CBD	
1980 - present	* PERIOD V: The Post-Industrial Integration Period * The Post-Industrial Rent-oriented Urban Renaissance Approach	The Post-Industrial Market-oriented Urban Renaissance Approach	1970s	Restructuring programs for cultural historic inner-city areas	Golden Horn	* PERIOD IV: The Post-Industrial Development Period * The Post-Industrial Market-oriented Urban Renaissance Approach
		The Post-Industrial Rent-oriented Urban Renaissance Approach	Mid-1970s		Bosphorous coastline	
1980 - present			1980s		Bosphorous coastline Kuzguncük - İcaadiye Street	* PERIOD V: The Post-Industrial Integration Period * The Post-Industrial Rent-oriented Urban Renaissance Approach
			Mid-1980s		Inner-City Beyoğlu-İstiklal Street Beyoğlu-Galata	
1980 - present			1990s		Golden Horn	* PERIOD V: The Post-Industrial Integration Period * The Post-Industrial Rent-oriented Urban Renaissance Approach
			Mid-1990s		Golden Horn Historic Peninsula Faith-Zeyrek	
1980 - present			present		Fatih - Fener-Balat Süleymaniye	* The Post-Industrial Rent-oriented Urban Renaissance Approach
			5		Sultanahmet	

LEGEND : PERIODS IN THE WORLD I parallelism
 I PERIOD IN ISTANBUL, TÜRKİYE
 LEGEND :
 ▶ Major posterior dominant
 ▶ unique / contingent
 . announcement of the republic
 Minor posterior slight

Consequently, **urban regeneration scheme is based on theoretically conceptualized objective for urban space.** Major ideas forming urban design approach in the world for urban regeneration process and the contingent characteristics of the process in Istanbul is discussed in consequence.

The Urban Regeneration Process in the World:

There are **five major ideas** generating protection of historic heritage in cities in the world. These ideas produce **different type of urban regeneration process within the inner-city historic areas.** Therefore, the following categorization is made for emphasizing the spatial aspect in these ideas.

Before 1980, transforming inner-city areas conceptualized by comprehensive objectives. And, these objectives has been shaped by the capital accumulation processes in the (post)fordist system. Consequently, there were three worldwide principles for the historic preservation and urban conservation in the urban regeneration process. These are:

1. **The CIAM idea,** which was European-originated international proposal, produced the basis of historic preservation in post-war reconstruction of cities after World War I in 1930s. The CIRPAC produced complex principles for historic preservation. Although, the proposal became inefficient as a result of politico-economic target for national development based on Fordist production-oriented industrial development. In present, the CORDIS⁶ develops proactive principles, rooted in the CIAM idea, for historic preservation and urban conservation.
2. **The UN idea,** which was American-originated federal regulation, produced the guidelines for preservation of (World) Heritage in post-war reconstruction of cities after World War II in 1950s. The UNESCO and especially the ICOMOS developed proactive strategies since 1960s. It can be assumed that, the ICOMOS was established in order to produce more effective strategies for historic preservation in 1965, after increasing criticism to the model cities

program of UNESCO. In addition, 1969 grassroots movement gave a path for enforcing a concern on historic preservation with respect to the differences.

3. **The EU idea**, which was CIAM-originated international regulation, produced the guidelines for preservation of (European) Heritage after 1975. The CIRPAC produced proactive strategies for historic preservation.

After 1980, transforming urban areas has been conceptualized by strategic objectives. And, these objectives have been assembled by capital circulation in the globalization process. Consequently, there has been two thematic agenda for the historic preservation and urban conservation in the urban regeneration process.

4. **The HABITAT idea**, which was an international proposal, produced proactive strategies for sustainable development of cities. Objective for balanced growth was achieved by regarding historic preservation of urban fabric.
5. **The Entrepreneurial idea**, which was finance-oriented investment, produced complex strategies for historic preservation in cities. Objective for capital return is achieved under public-private partnership.

The Urban Regeneration Process in Istanbul:

As all the cities in the world encountered into the process of urban growth and change, **Istanbul** has inevitably experienced, and will continue to experience, it too. At this point, **the contingent characteristics** were determinant for the urban regeneration process in Istanbul in where **the politico-economic motive** differs in the periods. **The Bosphorous silhouette and the historic urban fabric** have been major areas of concern in the planning of Istanbul since the Ottoman period. **After 1980s** in Istanbul, urban regeneration efforts in the historic inner-city urban spaces gained impetus as a result of restructuring movement to become integrated

in the process of globalization. **Both before and after 1980s** in Istanbul, urban regulations in preservation plans produce architectural design codes for street and/or square perspective, building heights and facades, street furniture, pavement, and colour.

The noticeable point in the urbanization process of Istanbul is the counter movement of directions in terms of urban growth and change (Figures 4.44, 4.45 and 4.46). In other words, **urban growth** is observed from the historic core to the outwards, whereas **urban change** is achieved from the Bosphorous coastline to the historic core. With respect to the changes in the (politico-economic and geographic) **context**, the **content** of the urban transformation differed in terms of **urban regeneration process in Istanbul** (Tables 4.2, 4.3 and 4.4).

- **Inner-city urban growth of Istanbul has expanded from the historic peninsula (1) to the Golden Horn (2) and then to the Bosphorous coastline (3).**

And, Istanbul transformed into polycentric city by developing Büyükdere(-Mecidiyeköy-Maslak) axis and by developing service-oriented nodal sub-centers in both central and peripheral areas since 1960s. Consequently, in 1980s, the city had a dual city characteristic as a result of development of the new contemporary CBD in Maslak. The 1964 Intramural City Plan and the preservation laws in the 1970s provided controlled urban growth and limited urban change in the historic peninsula including the old CBD (Table 4.1).. This could be assumed as the legal restriction embedded in the plan and the laws by the codes designed for the historic protection and urban conservation. Thus, urban change could not be initiated in the historic peninsula. In 1967, Galata tower and its environment tried to be regenerated by the tourism-led scheme under public leadership, although it was not last long (Tables 4.2 and 4.3). This could be assumed as the inefficiency of conditions deriving from the political turbulence, the inflation-led economy, and the industry-led urban development strategies of the 1960s.

- **Inner-city urban change in Istanbul has progressed from the Bosphorous coastline (3) to urban areas close to Golden Horn (2) and reached to the Golden Horn (2) and the Historic peninsula (3).**

At the end of 1970s (or early in the 1980s), inner-city urban change in Istanbul started with unplanned process of urban regeneration in the Bosphorous coastline (3). These processes of urban change can be assumed as ‘initial’ examples of “advertisement zones”⁷ for urban regeneration in Istanbul as a result of the private leadership whether in the form of community action, i.e.: property-led scheme and the strategy of restoration and of incumbent upgrading in Kuzguncuk, or in the form of capital investment, i.e.: tourism-led scheme and the strategy of renovation in Ortaköy. In addition, the rationale behind these processes may be the liberal politico-economic motive and the increased community consciousness whether in the form of “topophilia”⁸, i.e: Kuzguncuk, or the benefit⁹ from market, i.e.: Ortaköy, in the period. In the 1980s, these cases became “enterprise zones”¹⁰ as a result of public involvement by the supervised partnership in the form of historic preservation and urban conservation programmes, i.e.: the Bosphorous natural and historic urban site designation; the 1988 Reorganization program for Ortaköy square by the local Municipality (Tables 4.2 and 4.3). **Therefore, reproduction of urban space¹¹ along the Bosphorous coastline was achieved in relation to the capital investments by the private collective intervention in the urban regeneration process.**

Consequently, in the 1980s, the planned process of urban regeneration was initiated in the historic inner-city areas close to the Golden Horn (2). These processes of urban regeneration can be assumed as ‘complex’ examples of tourism-led scheme in Istanbul as a result of the public leadership in the form of revitalization, i.e.: Dalan operations in Istiklal Street, and the 1988 Reorganization program by the local Municipality in Environments of Galata tower (Tables 4.1 and 4.2). The rationale behind these processes was the liberal politico-economic motive and **the public consensus** on post-industrialization in the form of urban renaissance approach in Istanbul. The public consensus was

determined by the politico-economic objectives in the EDPs, and both by the laws related to agreement with (inter)national preservation programs and the tourism encouragement laws in the 1980s. And, these cases provided/stimulated impetus for urban regeneration in the Historic Peninsula (1) and the Golden Horn (2). **Therefore, reproduction of urban space¹² within the inner-city historic areas close to the Golden Horn was achieved in relation to the regime decisions by public intervention in the urban regeneration process.**

In the mid-1980s, Streets in Cankurtaran, Sultanahmet-Eminönü tried to be regenerated by the tourism-led scheme under private leadership (Tables 4.2 and 4.3). There appeared two conditions in these processes. And, these cases based on the idea of “enterprise zone” in order to revalorize the rent value of land. First condition was **the public support** in the form of supervised partnership for collective private investment, i.e.: hotels and up-market services in Kutlugün and Ahırkapı Street. Second condition was **the community resistance** in the form of community action to/against individual private investment, i.e.: pensions and cafés in Akbıyık street. This resulted in a pause as a result of **the negotiation process** with the local community. The rationale behind these processes was **the conflict** between the community and market consensus on the issue of creating an urban image by the tourism industry. The community resistance in Akbıyık Street has mediated by **the concept of tourist-historic city**, which provides socio-cultural redevelopment by heritage-industry while produces economically restructured places in the 1990s.

In the 1990s, Istiklal Street as well as Sultanahmet became **symbolic spaces**, in terms of cultural identity, as a result of private investments under supervised partnership (Tables 4.2 and 4.3). In addition, (inter)national redevelopment programs provided stimulus for developing the tourist-historic city in Istanbul. This condition provided an increased impetus for revitalization-led scheme for historically qualified, although declined urban spaces. Consequently, the inner-city urban change intensely observed in the Golden Horn (2) and the Historic

Peninsula (1). These processes of urban regeneration can be assumed as 'proactive' examples of revitalization-led scheme in Istanbul as of partnership model.

There appeared two conditions in these processes (Tables 4.2 and 4.3). And, these cases based on the idea of restructuring the urban atmosphere in order to capture a place in the global urban hierarchy. First one has reflected **the market and community consensus** in the form of supervised partnership for **the collective consumption of space** by capital investments, i.e.: the revitalization-led; tourism-oriented scheme in Akbıyık Street. Second one has reflected **the regime consensus** in the form of public-private partnership for **restructuring the space** by urban rehabilitation programs and restoration projects, i.e.: the revitalization-led, the historic preservation and urban conservation-oriented scheme in Fener-Balat neighbourhood. Although there has been **community resistance** to the heritage industry. This has not resulted a pause in the process yet. **Therefore, reproduction of urban space¹³ in the Golden Horn and within the historic peninsula has been achieved/ being performed in relation to "development coalitions" by public and private partnership in the urban regeneration process.**

In order to evaluate the politico-economic motive for urban regeneration approach in Istanbul after 1980, the revitalization-led process in the historic urban areas lead to the concept of tourist-historic city (Tables 4.1, 4.2 and 4.3). After 1980, the liberal politico-economic motive in urbanization process produced **the post-industrial urban regeneration approach** based on capital accumulation and circulation in Istanbul. Consequently, **the revitalization-led scheme** was the focus in the urban regeneration process in which urban change results in reproduction of inner-city historic urban spaces (Tables 4.2 and 4.3). Although, the post-industrial approach has been differentiated as a response to the change in capital accumulation processes through time.

In the 1980s, the post-industrial development of Istanbul in the world economy produced a restrictive although entrepreneurial politico-economic motive for the process in the 1980s. Consequently, **the market-oriented urban renaissance approach** has focused on **the tourism-industry** in order to reproduce physically upgraded **places** and socio-economically restructured urban **images**. In the first half of the 1980s, **the private collective action** was determinant for the process, which produced **advertisement zones by capital investments**, i.e.: İcadiye street; Ortaköy square. Then, the regime decision has become determinant for the process, which promoted enterprise zones by the public intervention, i.e.: İstiklal Street; Galata (Tables 4.1, 4.2 and 4.3).

In the 1990s, the post-industrial integration of Istanbul in the global urban hierarchy produced a liberal and entrepreneurial politico-economic motive for the process in the 1990s. Consequently, **the rent-oriented urban renaissance approach** has focused on **the heritage-industry** for restructured **places** and culturally upgraded urban **atmospheres**. In the 1990s, **the public-private partnership** has been determinant for the process, which produced **development coalitions by regime decisions and capital investments**, i.e.: the Streets in Cankurtaran-Sultanahmet and in Fener-Balat neighbourhood (Tables 4.1, 4.2 and 4.3).

In general, **the politico-economic motive in the urban regeneration process** concentrated on **historic inner-city areas** after the 1980s both in world and in Istanbul. This underlines two issues in urban design: (1) in 1980s, the market-oriented urban renaissance approach and tourism industry regenerated **spaces into places**, in other words **the status of place**; (2) in 1990s, the rent-oriented urban renaissance approach and heritage industry regenerated **places into atmospheres**, in other words **the manifestation of time** (Table 3.1, 4.1, 4.2, 4.3, and 5.1). Consequently. In 2000s, the process will be organized by different **sub-processes in the contingency** with respect to the politico-economic motive in the contemporary conjuncture. **Therefore, the discipline of 'urban design' must be reconsidered.**

Endnotes

¹ It is asserted that “urban design is and must be a public policy” as a result of being an extensive concept and an indispensable extension of the process of planning. (Günay, 1999:9, emphasis is added). Furthermore, Günay (1999) underlined this idea by the following manifestation:

Since both design and urban dimensions are simultaneously covered, it also becomes a must to discuss the socioeconomic structures, political processes and cultural bases. Furthermore, since one attribute of urban design is its being a tool in the process of implementing plan decisions, it naturally calls for the assessment of legislative frameworks, financial aspects, land ownership and behavior patterns (Günay, 1999:9, emphasis is added).

Therefore, it is inevitable to (re)consider the discipline of urban design with respect to the contemporary conditions. Furthermore, the urban regeneration process in historic inner-city areas become much more representational with respect to the politico-economic motive and the response of the contingent urban space in the process.

² In this evaluation/comment, the organizational level is considered as having both a context and content in relation with the conceptualized objective in the urban regeneration process.

³ In this evaluation/comment, the spatial level is considered as having both structure and formation as well as image and atmosphere in relation with the managed objective/product in the urban regeneration process.

⁴ This idea on the further study (as well as the previous manifestations and the further determinations) is the initial basis of my study, reached in this thesis study, for the PhD.

⁵ In this schematization (the cyclical/dynamic character of urban transformation process), major stimulations are from the synthesis of readings: Fainstein, 1983; 1996; Tekeli, 1992, 1994; Smith, 1996; Keskinok, 1997; Erendil, 1998.

⁶ CORDIS: Community Research and Development Information Service. CORDIS is an EU-supported organization in which research and development activities include programmes and projects for urban spaces. Electronic Source: <http://www.cordis.lu/en/home.html>

⁷ The term “advertisement zone” is referred to signify the potential of these cases of urban regeneration process to provide an impetus for later urban regeneration interventions by public agency under supervised partnership in the city of Istanbul.

⁸ The term “topophilia” is referred to conceptualization by Yi-fu Tuan (1974). He briefly defines topophilia as a “love of place” (Tuan, 1974). This term “put emphasis on the perception for natural preservation and environmental protection in accordance with two objectives; to understand nature of environmental attitudes and values, and to fabricate better places in terms of countryside, neighbourhoods and cities” (Gürler, Book Review for UD 551, 2001). Gürler, 2001. “Book Review: Tuan, Yi-Fu. *Topophilia*. Morningside edition. New York; Oxford: Columbia UP, c1974, 1990”. *Student Report* for UD 551 at METU. Individual study.

⁹ The term ‘benefit’ is referred to the second circuit in “the theory of circuits of capital” by Harvey (1985).

¹⁰ The term “enterprise zone” is referred to the definition by Deakin and Edwards (1993) and Fainstein (1994). This term signifies provision of a specific impetus for urban transformation in metropolitan cities by tax incentives, regulatory relief and access to financing.

¹¹ This term refers primarily to “the collective action theory of urban social movements” by Castells (1983) and secondarily to “the circuits of capital” by Harvey (1985) as well as “the rent-gap theory” by Smith (1996).

¹² This term refers primarily to “the growth-machine theory” by Molotch and Logan (1976) and secondarily to “the circuits of capital” by Harvey (1985) as well as “the rent-gap theory” by Smith (1996).

¹³ This term refers primarily to “the theory of development coalitions” by Keating (1993) and secondarily to “the circuits of capital” by Harvey (1985) as well as “the rent-gap theory” by Smith (1996).

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Lecturer: Assist.Prof.Dr. Asuman Erendil.

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APPENDIX A

GLOBALIZATION AND WORLD CITY

A. 1. The GaWC Inventory Research

In categorizing the global city-regions, **advanced producer services** –which are supportive symbiotic sectors with specific roles in the current phase of the world economy- is the distinguishing factor. There are **four groups of advanced producer services in global-city regions**:

- (i) command and control functions¹;
- (ii) financial and business services²;
- (iii) tourism of both leisure and business varieties;
- (iv) cultural and creative industries³.

In the Loughborough group's assessment, basic unit of analysis is global corporate services in **advanced producer service sectors**, that include accountancy, advertising, banking, and law (Beaverstock, Smith and Taylor, *Cities*. 1999). **The analysis is composed of three stages as follows** (Hall in Scott, 2001: 70):

1. discovering the global competence of service firms as their presence in cities,
2. revealing the global service centers for a specified service sector in each city,
3. identifying world cities of different ranking of corporate service provision.

¹ **Command and Control functions:** government, international agencies, headquarters of major private corporations.

² **Financial and Business services:** ranging from commercial services such as accountancy, law, and advertising to public relations, management consultancy, and the design professions of architecture, civil engineering, fashion, and interior design.

³ **Cultural and Creative industries:** live performing arts, museums and galleries, and the print and electronic media (newspapers, magazines, books, film, television, radio).

A.2. The Global City Regions in the 21st century⁴

*The Loughborough Group "GaWC" inventory of world cities
(Cities are ordered in terms of world city-ness values ranging from 1 to 12)*

A. Alpha World Cities

- 12: London, Paris, New York, Tokyo
- 10: Chicago, Frankfurt, Hong Kong, Los Angeles, Milan, Singapore

B. Beta World Cities

- 9: San Francisco, Sydney, Toronto, Zurich
- 8: Brussels, Madrid, Mexico City, São Paulo
- 7: Moscow, Seoul

C. Gamma World Cities

- 6: Amsterdam, Boston, Caracas, Dallas, Düsseldorf, Geneva, Houston, Jakarta, Johannesburg, Melbourne, Osaka, Prague, Santiago, Taipei, Washington
- 5: Bangkok, Beijing, Rome, Stockholm, Warsaw
- 4: Atlanta, Barcelona, Berlin, Buenos Aires, Budapest, Copenhagen, Hamburg, Istanbul, Kuala Lumpur, Manila, Miami, Minneapolis, Montreal, Munich, Shanghai

D. Evidence of world-city formation

D(i) Relatively strong evidence

- 3: Auckland, Dublin, Helsinki, Luxembourg, Lyon, Mumbai, New Delhi, Philadelphia, Rio de Janeiro, Tel Aviv, Vienna

D(ii) Some evidence

- 2: Abu Dhabi, Almaty, Athens, Birmingham, Bogota, Bratislava, Brisbane, Bucharest, Cairo, Cleveland, Cologne, Detroit, Dubai, Ho Chi Minh City, Kiev, Lima, Lisbon, Manchester, Montevideo, Oslo, Rotterdam, Riyadh, Seattle, Stuttgart, The Hague, Vancouver

D(iii) Minimal evidence

- 1: Adelaide, Antwerp, Århus, Athens, Baltimore, Bangalore, Bologna, Brasilia, Calgary, Cape Town, Colombo, Columbus, Dresden, Edinburgh, Genoa, Glasgow, Gothenburg, Guangzhou, Hanoi, Kansas City, Leeds, Lille, Marseille, Richmond, St Petersburg, Tashkent, Tehran, Tijuana, Turin, Utrecht, Wellington
-

Definitions: World city-ness values produced by scoring 3 for prime center status, 2 for major center status, and 1 for minor center status.

Source: Beaverstock, Taylor, and Smith 1999a, Table 6 and Table 7.

Figure A.2: The Global City Regions in the 21st century

The Loughborough Group "GaWC" inventory of world cities

⁴ Hall, P. "Global City-Regions in the Twenty-first Century". Scott, A.J. (ed). *Global City-Regions: Trends, Theory, Politics*. Oxford; US: Oxford UP, 2001. 71. Source for this production is from Beaverstock, Lorimer, Smith, Taylor, and Walker, (1999). *Globalization and World Cities: Measurement Methodologies. GaWC Research Bulletin 2*. Loughborough: Univ. of Loughborough, Department of Geography. Posted on the web: <http://www.lboro.ac.uk/deperatments/gy/research/gawc/rb/rb2.html>.

* "GaWC"= Globalization and World Cities Study Group and Network at the University of Loughborough

* "GaWC"= Globalization and World Cities Study Group and Network at the University of Loughborough

A.3. The Schematic Map- from the GaWC Research Alpha, Beta and Gamma World Cities

The world cities are divided into three major categories in “the GaWC Inventory of World Cities” as follows (Beavwestock, Taylor and Smith, 1999):

- **“Alpha world cities” - Prime world cities:** Any city scoring 10 or above must be a global service center in all four sectors. If there are major centers in at least two sectors, then the other two sectors must be prime. In addition, If there is a minor center for a particular service, then the other three sectors must be prime.
- **“Beta world cities” – Major world cities:** Any city scoring 7 to 9 must be a global service center for at least three of the four sectors and must be a major or prime center in at least two sectors.
- **“Gamma world cities” - Minor world cities:** Any city scoring 4 to 6 must be global service centers for at least two of the four sectors, and in at least one of those it must be a major center.
- **Cities in world-city formation process:** Any city scoring 1 to 3 must have quantifiable evidences for global service center in one sector.

The Schematic map of these categorial world cites are shown below in the Figure A.1.2.1:

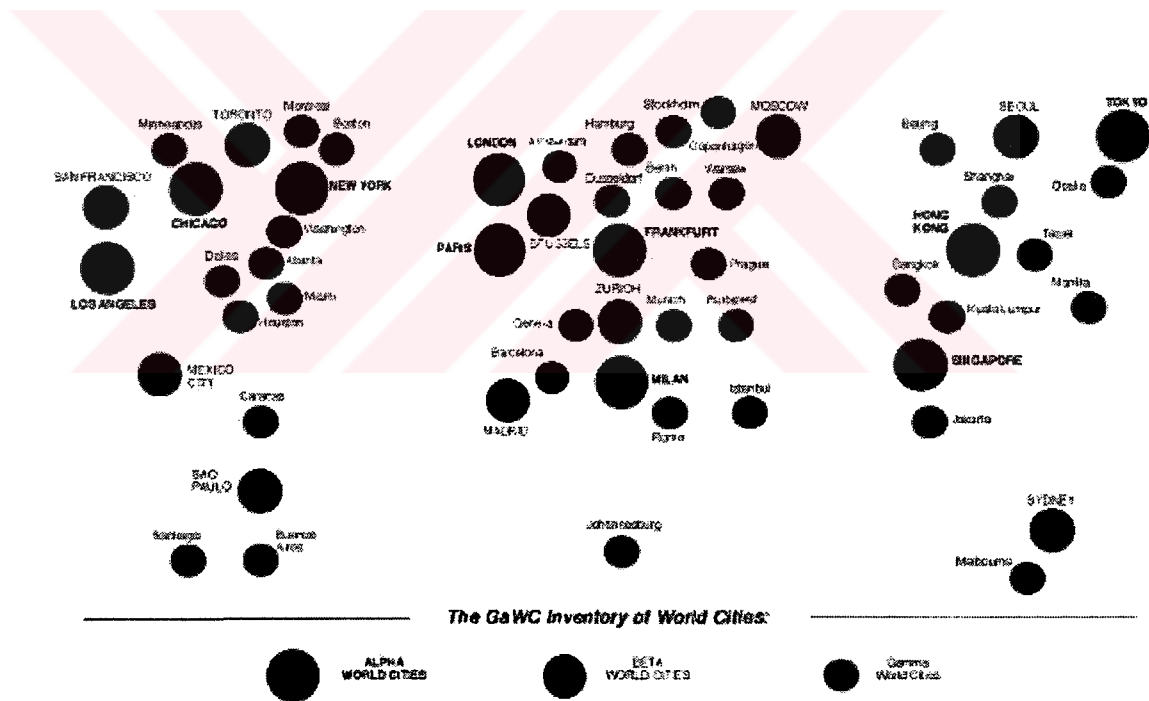


Figure A.3: The Schematic Map Alpha, Beta And Gamma World Cities⁵

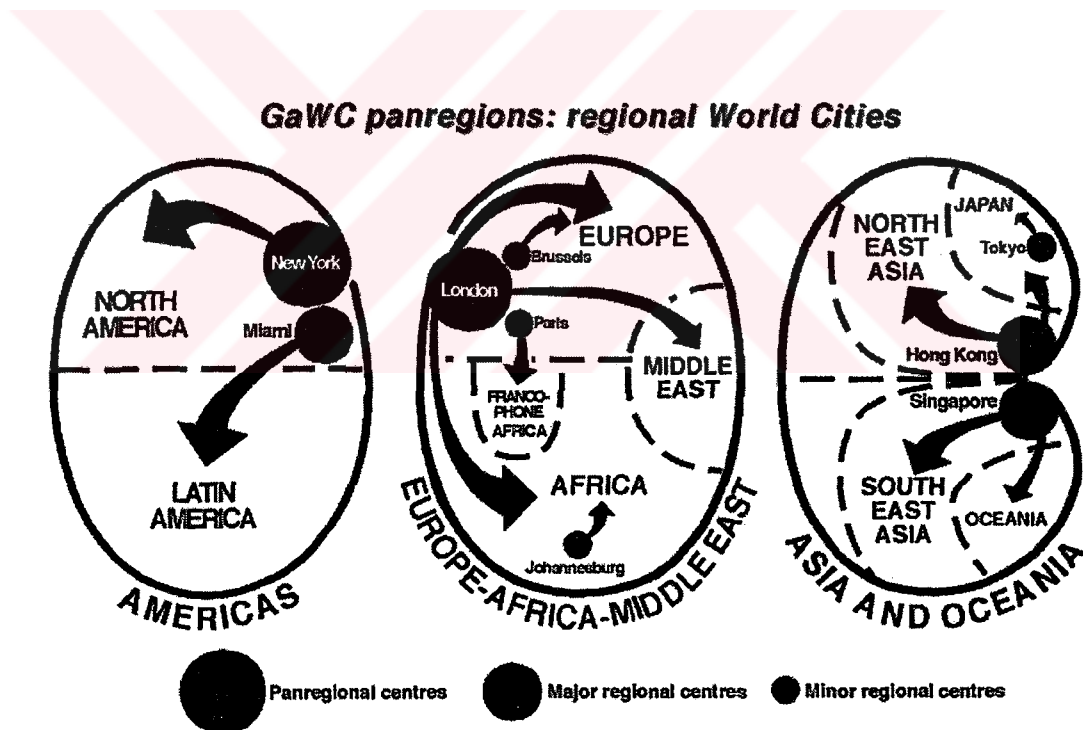
⁵ Beavwestock, J.V., Smith, R.G. and Taylor, P.J. “A Roaster of World Cities”.

A.4. The Schematic Map -
The GaWC Panregions: Regional World Cities

Globalization arenas are divided into three categories in “the GaWC panregions” as follows (Knox, 2000):

- “the panregional globalization centres”, which are located in the North American and the Western European regions,
i.e.: alpha-12 world cities: New York, London.
- “the major globalization centres”, which are located in, the Pacific Asian regions and the Latin American,
i.e.: alpha and gamma world cities;
Hong Kong, Singapore (alpha-10 world cities), Miami (gamma-4 world city),
- “the minor globalization centres” are located in the Western European, the Pacific Asian and the South African regions,
i.e.: alpha, beta and gamma world cities;
Paris (alpha-12 world city), Brussels (beta-8 world city),
Johannesburg (gamma-6 world city), Tokyo (alpha-12 world city),

The Schematic map of these categorical globalization arenas are shown below in the Figure A.1.2.2:



**Figure A.4: The Schematic Map
The GaWC Panregions: Regional World Cities⁶**

Cities 16 (6) 1999: 445-458. Figure 1: The GaWC Inventory of World Cities.
⁶ Knox, P.L. “World Cities and the Organization of Global Space”. *GaWC Research Bulletin* 32. (Z).
Loughborough: University of Loughborough, Department of Geography. Edited and posted on the web on
20th September 2000; last update 6th February 2002. <http://www.lboro.ac.uk/gawc/rb/rb32.html>

APPENDIX B

AN ANALYSIS ON THE CHARACTERISTICS OF TURKISH PERIODS

B.1. Politico-economic motives in Urban Planning for Urban Regeneration in Istanbul

Table B.1: The Summary Matrix - The Chronological Analysis of Turkish Periods (Tekeli, 1994; Şengül, 2001; Uzun, 2001; Electronic sources: Diplomatic Archives of MFA; Cumhurbaşkanları archive in kronoloji.net, 2002).

PERIOD I: 1923-1950	PRESIDENT OF REPUBLIC	PERIOD	POLITICAL MODEL	REGIME	ECONOMIC MODEL	EDPs	URBANIZATION	PLANS	DEVELOPMENT OPERATIONS	URBAN REGENERATION
PERIOD I: 1923-1950	Mustafa Kemal ATATÜRK	29.10.1923 - 10.11.1938	REPUBLICAN LEADERSHIP IN SINGLE-PARTY REGIME	Announcement of Republic CHP	CENTRALIZED, STATE-DOMINATED MODEL	SEES	The (CIAM) Modern movement for socio-economic development	The 1933 Elgözü Plan		* The Republican Modernist Image-oriented Urban Renewal Approach
	İsmet İNÖNÜ	11.11.1938 - 22.05.1950	(CHP)	CHP		SEEs	Urbanization of nation-state	The 1937 Prosa Plan		* Residential property-led urban regeneration scheme in the form of a planned process of public intervention
PERIOD II: 1950-1965	Celal BAYAR	22.05.1950 - 27.05.1960	POLITICAL STRUGGLE IN MULTI-PARTY REGIME	27.05.1960 Military intervention	LIBERAL MODEL	INDUSTRIAL POLICIES	The modern movement for industrial development and military restructuring	The 1956 Hogg Plan	1951 Law Menderes Operations	* The Industrial Modernist Image-oriented Urban Renewal Approach
	Cemal GÜRSEL	27.05.1960 - 28.03.1966	(CHP-DP)	CHP-AP (1961-65)		1 st EDP (1963-67)	Urbanization of labour power	The 1958 Picchato Plan	1964 Intramural City Plan	* Residential and commercial property-led urban regeneration schemes in the form of a planned process
PERIOD III: 1965-1980	Cevdet SUNAY	28.03.1966 - 28.03.1973	POLITICAL LEADERSHIP UNDER	12.03.1971 Military memorandum	IMPORT SUBSTITUTION MODEL	2 nd EDP (1968-72)	The economic progress for capitalist industrial development	The 1971 Master Plan		* The Capitalist Industry-oriented Urban Renewal Approach.
	Fahri KORUTÜRK	06.04.1973 - 06.04.1980	POLITICAL TURBULANCE (MBK GOVERNMENT)	12.09.1980 Military intervention		3 rd EDP (1973-77)	Urbanization of labour power		1972-73-74 Laws 1974-Bosphorus Bridge	* Service-led urban regeneration scheme in the form of both planned and unplanned (spontaneous) processes
PERIOD IV: 1980-1990	Kenan EVREN	09.11.1982 - 09.11.1989	POLITICAL LEADERSHIP (ANAP)	MGK government (1980-83)	EXPORT SUBSTITUTION MODEL	4 th EDP (1979-83)	The post-modern movement for post-industrial development	The 1980 Master Plan	1982 Laws Dalın operations 1987 Legislation 1988 - 2. Bosphorus Bridge 1989 Law	* The Post-industrial Market-oriented Urban Renaissance Approach
	Turgut ÖZAL	09.11.1989 - 17.04.1993	POLITICAL COALITIONS	DYP-SHP (1991-93)	PRIVATIZATION MODEL	6 th EDP (1990-94)	Urbanization of capital		IBB programs Private investment	* The Post-industrial Rent-oriented Urban Renaissance Approach
PERIOD IV: 1990 to present	Süleyman DEMIREL	16.05.1993 - 16.05.2000		DYP-SHP (1993-95) DYP-RP (1995) DYP-ANAP (1996) RP-DYP (1997) ANAP-DSP-DTP (1997-98) DSP-ANAP-MHP (1999-)		7 th EDP (1996-2000)	The post-modern movement for post-industrial integration	The 1995 Sub-region Master Plan	1995 Preservation Plan for the Historical Peninsula Integrated programs of IBB-UNESCO-EU Private investment	* Urban revitalization-led and tourism-led urban regeneration schemes in the form of planned, unplanned and mixed processes
	Alihan Nettekci SEZGİN	31.03.2001 - present		DSP-ANAP-MHP (2002)		8 th EDP (2001-05)	Urbanization of capital		Integrated programs of IBB-UNESCO-EU Private investment	

APPENDIX C

THE GOLDEN HORN PROJECTS OF IBB

- C.1. “Sistematik ve Bütünsel Yaklaşım Modeli Esasları Kapsamında Haliç Projeleri”
The Scope of Golden Horn Projects under the principle of systematic approach and comprehensive model

Table C.1: The Golden Horn Projects of IBB
The Scope Of Golden Horn Projects Under The Principle Of Systematic Approach And Comprehensive Model
 (Translation - 1/5.000 Ölçekli Haliç Kıyı Alanları Master Plan Raporu, 2001:125).

FINISHED PROJECTS	PROJECTS IN APPLICATION PROCESS	PROJECTS WAITING IN THE COMMITTEE OF HISTORIC PRESERVATION	PROJECTS IN THE PLANNING & DESIGN PROCESS	AREAS REQUIRING PROJECT UNDER MIXED PROPERTY RELATIONS	AREAS REQUIRING PROJECT UNDER ABSOLUTE PROPERTY OWNERSHIP
FESHANE: THE INTERNATIONAL CENTER OF PROFESSIONAL FAIRS	EMİNÖNÜ-GÜLHANE: THE REORGANIZATION PROJECT OF GÜLHANE PARK.	THE REVITALIZATION PROJECT FOR VANISHING CULTURAL VALUE	THE REHABILITATION PROJECT OF EYÜP LOCAL CENTER	THE URBAN DESIGN PROJECT FOR GALATA “HISTORIC SITE” AREA.	THE ADAPTIVE RE-USE PROJECT FOR HALIÇ SHIPYARD
EYÜP-PIYER LÖTİ REGION: THE REORGANIZATION PROJECT OF HISTORIC CEMETERY AREA AND ITS ENVIRONMENTS	SÜTLÜCE: THE PROJECT OF CULTURAL AND CONGRESS CENTER	THE URBAN DESIGN PROJECT FOR THE GOLDEN HORN COASTLINE ZONE AROUND THE BRIDGE BETWEEN UNKAPANI-GALATA	THE REHABILITATION OF FENER-BALAT NEIGHBOURHOODS	THE HISTORIC PRESERVATION PROJECT FOR AYVANSARAY “URBAN SITE” AREA	CAMIALTI-TAŞKIZAK: MILITARY AREAS AND SHIPYARDS IN MILITARY AREAS
HASKÖY SHIPYARD: RAHMI KOÇ - THE MUSEUM OF INDUSTRY	MINİATÜRK	THE REHABILITATION PROJECT FOR SÜLEYMANIYE “URBAN SITE” AREA	THE REORGANIZATION PROJECT OF KAĞITHANE AND ALİBEYKÖY BROOKS AND THEIR ENVIRONMENTS	THE GREEN BAND PROJECT FOR NORTHERN GOLDEN HORN	THE RESTORATION PROJECT FOR SİLAHTARAĞA FACTORY OF ELECTRICITY
		THE URBAN DESIGN PROJECT FOR ZEYREK “URBAN SITE” AREA	THE RELOCATION AND REUSE STUDY FOR VALİDE SULTAN BRIDGE AND THE LANDSCAPE PROJECT FOR GOLDEN HORN COASTLINE ZONE	THE URBAN DESIGN PROJECT OF EMINÖNÜ “URBAN SITE” INN REGION	
		THE URBAN DESIGN PROJECT FOR “KÜLLİYE” OF HISTORIC YAVUZ SELİM MOSQUE & ITS ENVIRONMENTS AND FEVZİ PAŞA BOULEVARD	TRANSPORTATION, REHABILITATION, IMAGE AND LANDSCAPE REORGANIZATION PROJECT FOR THE COASTLINE ZONE BETWEEN EMINÖNÜ, SARAYBURNU-UNKAPANI AREA AND ITS ENVIRONMENTS		
		THE HISTORIC PRESERVATION AND REDEVELOPMENT PROJECT FOR SADABAD EXCURSION AREA			
		THE METRO TRANSPORTATION PROJECT FOR İSTANBUL: THE PROJECT OF THE METRO BRIDGE			

APPENDIX D

D.1. The Competitive Strategy and Economic Development

Michael E. Porter is the Bishop William Lawrence University Professor, based at Harvard Business School". "Professor Porter is a leading authority on **competitive strategy and the competitiveness and economic development of nations, states, and regions**".

...

"Professor Porter's ideas on strategy have now become the foundation for one of the required courses at the Harvard Business School. Professor Porter leads the School's programs for chief executive officers of billion dollar and larger corporations and created a University-wide course on the microeconomics of economic development that is also taught simultaneously in other countries. Professor Porter also speaks widely on **competitive strategy and international competitiveness** to business and government audiences throughout the world. In 2001, Harvard Business School and Harvard University jointly created the Institute for Strategy and Competitiveness, led by Professor Porter, to further his work."

...

Professor Porter's research on economic development gave rise to his third major body of work: **the relationship between competition and society**. He has conducted **extensive research on economic development in America's distressed inner city areas**, beginning with the *Harvard Business Review* article 'The Competitive Advantage of the Inner City'. In 1994, he founded The Initiative for a Competitive Inner City (ICIC), a non-profit, private-sector initiative to catalyze inner-city business development across the country. Professor Porter is Chairman and CEO of the ICIC, a national organization with a staff of more than 40 professionals.

...

Professor Porter is the author of 16 books and over 85 articles".

Some Major Books by Porter:

1. Competitive Strategy: Techniques for Analyzing Industries and Competitors, 1980.
2. Competitive Advantage: Creating and Sustaining Superior Performance, 1985.
3. The Competitive Advantage of Nations, 1990.
4. Capital Choice, 1992.
5. On Competition, 1998. (The book includes 11 articles from Harvard Business Review).
6. Can Japan Compete?, 2000.

..

Poerter, M. Competition and Antitrust: Towards a Productivity-based Approach to Evaluating Mergers and Joint Ventures. *in the writing process*. 2002.

Porter, M. and Sachs, J. the Global Competitiveness Report. *in the research process*, 2002

(Electronic source: http://dor.hbs.edu/fi_redirect.jhtml?facInfo=bioandfaEmlid=mporter, 2002).

D.2. The Diamond Model by Prof.Dr.Michael Porter

Global competition

Industries tend to cluster. It may seem a paradox but global competition can be fostered with local elements of competitive advantage. A cluster allows SME's to compete globally thanks to a better access to information and specialized resources, flexibility and rapid adoption of innovations.

Competitive strategy

Are companies in clusters more competitive?. In principle, it should be because there are better conditions for competitiveness. However, there are entire declining clusters. Being in a cluster is not enough. The key for competitive success is strategy.

"Competitive strategy is about being different. It means deliberately choosing a different set of activities to deliver a unique mix of value" Michael E. Porter. What is strategy?. *Harvard Business Review*. Nov-Dec 96.

Some clusters are outperforming others with longer tradition and much richer environment in terms of suppliers, training and technological institutions, associations, etc. Generally these clusters have reacted faster to industry changes as liberalization, client concentration, etc. (Electronic source: <http://www.competitiveness.com/nps/corporate/com/en/clusters/index.html>, 2002).

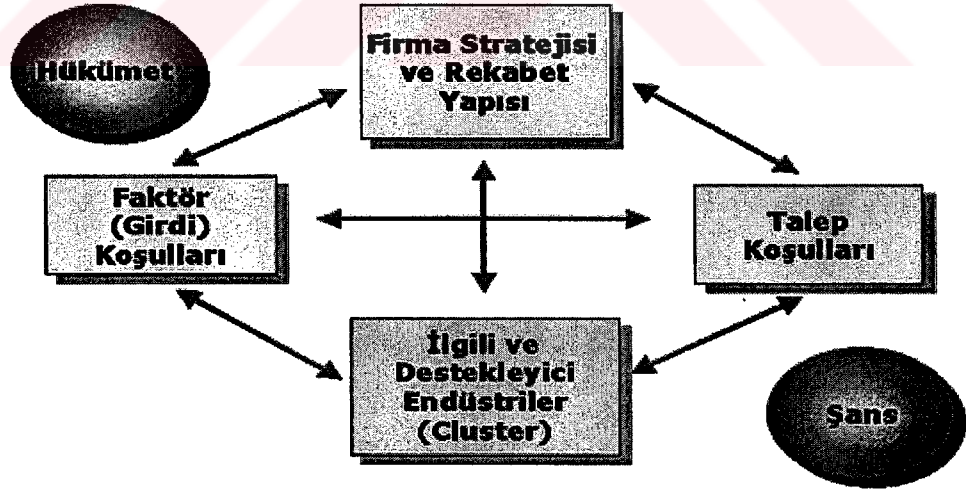


Figure D.2: The Diamond Model by Prof. Dr. Michael Porter
(Electronic source:
<http://www.competitiveturkey.org/trvers3/trdiamnd.html>).

D.3. The Sultanahmet Tourism Cluster by CAT

CAT, Türkiye'nin rekabet avantajlarını geliştirerek, toplumun yaşam standartlarını yükseltmeyi amaçlayan bir ülke stratejisidir.

CAT küresel rekabette Türkiye'nin stratejilerine katkıda bulunacak bir Türk kurumunun temellerini atacaktır.

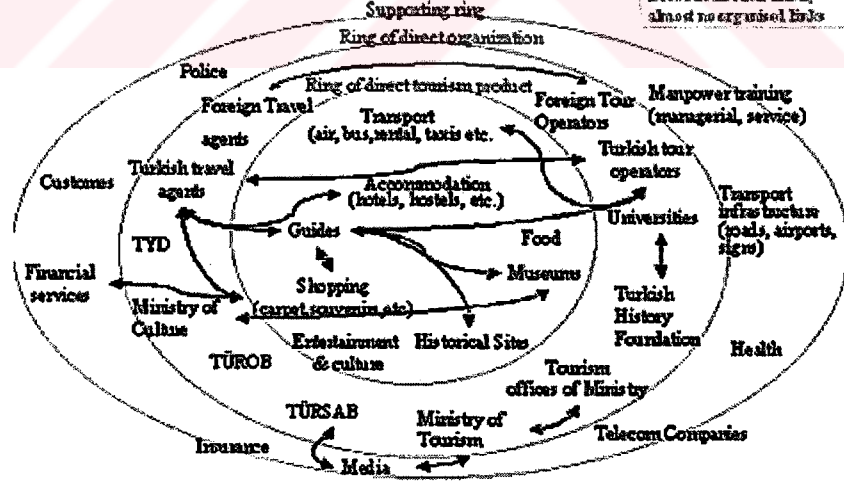
Stratejik aksiyon planları endüstri, devlet, politika, sendika ve akademik arenadan etkili ve değişim yaratabilecek kişilerden kurulu bir 'yönlendirici koalisyon' tarafından hayata geçirilecektir

Ulusal iş ortamı, Prof. Porter'in geliştirdiği Diamond Modeli kullanılarak analiz edilerek güçlü ve zayıf yanları ortaya konacaktır. Bu model; devlet politikası, yerel talep ortamı, ulusal kaynak ortamı, şirket stratejileri, yapısı ve rekabet ortamı ile "Cluster Mapping" yöntemi ile güçlü ve zayıf yanlarının tesbit edilmesinde, daha yüksek rekabet gücü ve ekonomik verimliliğe ulaşmaya engel teşkil eden olguların ortaya konulmasında yardımcı olmaktadır.

Endüstri Küme'leri, Porter'in 'Küme Haritası, Elmas Modeli, 5-Forces Modeli' gibi teknikleri ile değerlendirilecek, 'Endüstri Küme'lerinin konumları uluslararası rakabet ve ülkelerin pozisyonları ile kıyaslanacaktır.

Politik liderler, işadamları, devlet görevlileri, akademisyenler ve diğer vatandaşlarla yapılacak bir araştırma ile rekabet gücü ve strateji ile ilgili ulusal algılamaya irdelenecektir. (Electronic source: www.competitiveturkey.org/, 2002).

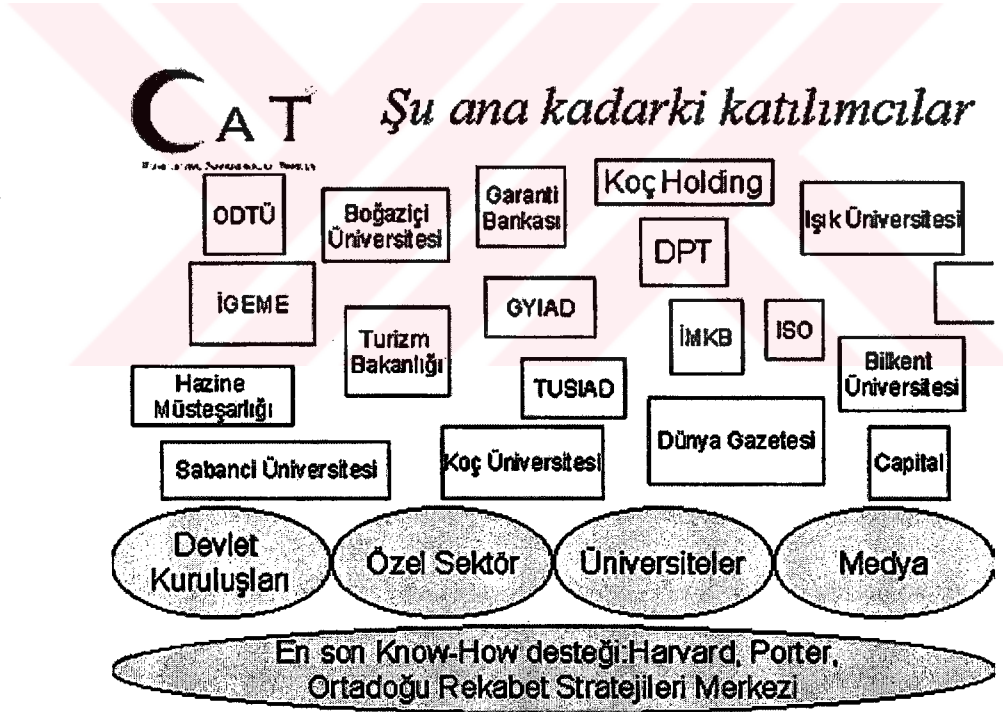
Structure of the Sultanahmet Tourism Cluster



Mislink between cluster members and foreign travel agencies, for eign tour operators prevents control on the dem and side

Figure D.3: The structure of the Sultanahmet Tourism Cluster (Electronic source: <http://www.competitiveturkey.org/trvers3/sultan9.html>)

D.4. The Competitive Advantage of Turkey
and the Turkish Agents



2002

Figure D.4: Turkish Agents participating in the “Know-How Support by Harvard-Porter-Center of Competitive Strategies for Middle East”